

6.0	<p>PHA Plan Update</p> <p>1. Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Admissions and Continued Occupancy Policy</p> <ol style="list-style-type: none"> 1. Chapter 9: Reexaminations – policy revised to permit reexaminations due to an increase in income for families participating in the FSS program to allow for escrow increases. 2. Chapter 13: Lease Terminations – clarifying “Use of Illegal Drugs and Alcohol Abuse” policy to state that: <ol style="list-style-type: none"> a. Credible evidence includes “citation and release” and “court appearances”; and b. “Drug-related criminal activity” includes infractions along with misdemeanors and felonies. 3. Chapter 17: Smoke-Free Policy – expanding applicability to all public housing properties. <p>Housing Choice Voucher Administrative Plan</p> <ol style="list-style-type: none"> 1. Chapter 11: Reexaminations – policy revised to no longer complete interim reexaminations in cases where a family experiences an increase in income, except where the family participates in the FSS program. 2. Chapter 12: Termination of Assistance and Tenancy – clarifying “Use of Illegal Drugs and Alcohol Abuse” policy to state that: <ol style="list-style-type: none"> a. Credible evidence includes “citation and release” and “court appearances”; and b. “Drug-related and Violent Criminal Activity” includes infractions along with misdemeanors and felonies. c. Clarifying that the Housing Authority can serve notice less than 30 days in advance to terminate assistance where a beneficiary has been through judicial eviction. 3. Chapter 17: Project-Based Voucher (PBV) Program – policies governing Rental Assistance Demonstration (RAD) program conversion amended to allow families to retain the same unit size for which they would qualify under Public Housing occupancy guidelines where Housing Choice Voucher standards would otherwise require a downsizing of unit eligibility. <p>2. Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The 5-Year and Annual PHA Plan are available for public review at the main administrative offices of the PHA located at 995 Riverside Street, Ventura CA 93001, the satellite administrative offices of the PHA located at 11122 Snapdragon St. Ste. 100, Ventura CA 93004, and the PHA’s website at www.hacityventura.org.</p> <p>The following policies are also available at the locations above as approved through the most recent PHA 5-Year & Annual Plan:</p> <ol style="list-style-type: none"> 3. Eligibility, Selection and Admissions Policies <ol style="list-style-type: none"> a. Deconcentration b. Wait List Procedures 4. Statement of Financial Resources 5. Rent Determination 6. Operation and Management 7. Grievance Procedures 8. Designated Housing for Elderly and Disabled Families 9. Safety and Crime Prevention 10. Pets 11. Civil Rights Certification 12. Fiscal Year Audit 13. Asset Management 14. Violence Against Women Act (VAWA) Activities 15. Housing Choice Voucher Administrative Plan <p>Upon approval of this PHA 5-Year and Annual Plan by the Los Angeles HUD Field Office, policy amendments described in Section 6.0(a) above will be codified in the appropriate documents and made available in the same manner.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>

- The PHA has not received a Choice Neighborhoods (CNI) or HOPE VI grant, but plans to apply for a CNI Planning Grant as well as an Implementation Grant when offered again for the demolition and disposition of public housing inventory, resulting in a density increase of units: CAL 35-1 & 2 Westview Village (potential replacement of 180 public housing units plus additional 170 affordable units).
- The PHA may engage in mixed-finance development activities for public housing in the Plan 5-Year period, which may be affiliated with any of the PHA's existing public housing projects, if the PHA receives funding for the project in the Plan 5-Year period. RAD conversions undertaken during the PHA 5-Year Plan period (described in Attachment R) may include mixed-finance development.
- The PHA may submit an application for the disposition of public housing properties during the Plan 5-Year period. Properties that might be submitted for disposition may include units within the following projects: CAL 35-1 & 2 (Westview Village); CAL 35-8 (Scattered Sites); CAL 35-10 (Scattered Sites); CAL 35-12 (Scattered Sites).
- The PHA administers a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982. The minimum qualifications for this program are:
 - An active Family Self-Sufficiency (FSS) Program Participant or FSS graduate who is still on the Voucher Program with a minimum escrow balance of \$5,000, or Voucher participant with personal savings of \$5,000.
 - A first-time homebuyer or have not had ownership in any home within the past three years.
 - Employed full-time (at least 32 hours per week), unless disabled or elderly
 - Have been continuously employed for at least 12 months, unless disabled or elderly
 - Cannot owe money to any Housing Authority and must be in good standing with the Voucher program.
 - Both pre and post Homeownership counseling and education is required.
 - Must qualify for a mortgage loan at a financial institution.
 - Annual earned income should be at least 50% of the County Median income adjusted for family size
 - Balloon payment mortgages, variable interest rate loans, adjustable loans and interest only loans are prohibited
 - Agency approval must be obtained for refinancing a home purchased through the Housing Choice Voucher Homeownership Program; refinancing for an amount greater than the current loan balance is prohibited
 - HCV Homeownership participants must comply with the responsibilities outlined in HUD Form 52649 and also establish a savings account earmarked specifically for home repairs within 90 days of closing escrow
- The PHA plans to project-base Section 8 Housing Choice Vouchers in the coming year. Project-basing is a more viable option than tenant-based vouchers because of the following circumstances: access to neighborhoods outside of high poverty areas, source of stable operating funds for new construction and to ensure well-maintained units for very low income persons. Project-basing is consistent with the PHA 5-Year and Annual Plan objectives of expanding the supply of assisted housing, improving the quality of assisted housing and increasing assisted housing choices.

The Agency plans to continue providing 115 project based voucher (PBV) subsidy as follows:

Chapel Lane Senior Apartments	38
The WAV	15
Triad	22
Soho	12
El Patio	28

These PBV commitments comprise approximately \$1,198,680 in Annual Housing Assistance Payments (9.12% of 2013 Annual Budget Authority). The PHA has executed an Agreement to Enter a Housing Assistance Payment Contract (AHAP) committing 39 PBVs to Homecomings, Inc.'s new Castillo Del Sol project currently under development. The PHA has further awarded PBV assistance (no AHAP/HAP executed) for an additional 38 PBV projects.

In the upcoming PHA 5-Year Plan period, the agency will consider requesting proposals to project-base vouchers in the following neighborhoods: East Ventura, Midtown, Downtown, and the Westside Neighborhood Revitalization Strategy Area. The PHA will give preference to proposals that target the following families: senior/disabled, homeless and at risk of homelessness, and very low income families.

- The PHA plans to consider project-basing Veteran's Affairs Supportive Housing (VASH) vouchers in the coming 5-Year Plan period. Similarly to project-based Section 8 vouchers, project-based VASH vouchers can benefit the homeless veterans and the Veterans Administration by providing a stable source of operating funds for new construction and that ensure well-maintained units. Providing services at a single location for case management personnel is made easier with project-based VASH. Currently the PHA has awarded project-based VASH assistance to one project, totaling 4 vouchers committed. No AHAP or HAP has been executed.
- The PHA has completed the following RAD Conversions:
 - Vista Del Mar Commons (f/k/a Asset Management Project (AMP) 2) – 144 public housing units at the following properties, converted to 140 units of RAD PBV assistance:
 - The Palms, 137 South Palm Street (Elderly/Disabled, 0 Bedrooms: 26, 1 Bedrooms: 49)
 - Mission Park, 66 North Ventura Avenue (Elderly/Disabled, 1 Bedrooms: 52, 2 Bedrooms: 1)
 - Training for Independent Living, 148 South Palm Street (Family, 1 Bedrooms: 3, 2 Bedrooms: 11, Offices: 2)

	<p>Of the 144 units, two were used as offices and two were used as caretaker units, and are remaining so after conversion. Bedroom distribution will not change. No converted units were transferred off-site.</p> <p>-January 1, 2013, the PHA received a Commitment to Enter a Housing Assistance Payment (CHAP) agreement from HUD -January 10, 2014, the PHA executed a RAD Conversion Commitment (RCC) with HUD -January 22, 2014, the PHA closed the construction loan and transferred title of the properties to Vista Del Mar Commons, LLC -The PHA retains management of the property through a Property Management Agreement. -As PBV units, they are governed by the PHA HCV Administrative Plan; as Tax Credit units they are subject to the PHA's Policy Guide Governing Admission To and Continued Occupancy of LIHTC Units.</p> <ul style="list-style-type: none"> • The PHA has progressed in completing the following additional RAD conversions: <ul style="list-style-type: none"> ○ Johnson Gardens (f/k/a portions of AMP 3 and AMP 4) – 101 public housing units at the following properties, converted to 101 units of RAD PBV assistance: <ul style="list-style-type: none"> -1079 Johnson Drive (Elderly/Disabled, 1 Bedrooms: 25) -1055 Johnson Drive (Elderly/Disabled, 1 Bedrooms: 25) -9620 Telephone Road (Elderly/Disabled, 1 Bedrooms: 50, 2 Bedrooms: 1) <p>Bedroom distribution will not change. No converted units will be transferred off-site</p> <p>-August 25, 2014, the PHA received a CHAP agreement from HUD -Prior to June 1, 2015, the PHA anticipates executing an RCC, converting the units to RAD PBV with a HAP effective date of June 1, 2015.</p> <ul style="list-style-type: none"> ○ Buena Vida (f/k/a portion of AMP 3) – 95 public housing units at the following property will convert into 95 RAD PBV units: <ul style="list-style-type: none"> -9050 Telephone Road (Family/Elderly/Disabled, 1 Bedrooms: 79, 2 Bedrooms: 8; 3 Bedrooms: 4; 4 Bedrooms: 4) <p>Bedroom distribution will not change. No converted units will be transferred off-site</p> <p>-The PHA anticipates receiving a CHAP soon and executing an RCC within the Plan Year, converting the units to RAD PBV</p> <ul style="list-style-type: none"> ○ Westview Village (AMP 1) – 180 public housing units will convert through a Multi-Phase RAD conversion to 320 units mixed RAD PBV, conventional PBV, and tax credit units <ul style="list-style-type: none"> -Phase 1 (Family, 1 Bedrooms: 18; 2 Bedrooms: 32; 3 Bedrooms: 13; 4 Bedrooms: 9) -See Attachment R regarding bedroom distributions/transfers of assistance • Attachment R details the conversion of the additional 380 units to RAD, which will leave 196 units remaining in the PHA's the public housing inventory. • Should the Moving to Work Demonstration Program be expanded, the PHA may apply for participation.
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Please see the attached form.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Please see the attached form</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely

low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,406	5	5	4	5	4	N/A
Income >30% but <=50% of AMI	1,968	5	5	4	5	2	N/A
Income >50% but <80% of AMI	2,012	4	4	4	5	2	N/A
Elderly	1,213	5	5	4	5	2	N/A
Families with Disabilities	N/A	4	4	4	5	2	N/A
Hispanic	3,777	4	4	4	5	2	N/A
Black	218	4	4	4	5	2	N/A
Other	3,108	4	4	4	5	2	N/A
White	12,247	4	4	4	5	2	N/A

NOTE: "Overall" Needs column figures represent the estimated number of renter families that have housing needs. For the remaining characteristics, the impact of that factor on the housing needs for each family type was rated from 1 to 5, with 1 being "no impact" and 5 being "severe impact." N/A indicates that no information is available upon which the PHA can make this assessment. The information for the chart was taken from the 2010-2015 City of Ventura Consolidated Plan.

CURRENT HOMELESS	836 children
Doubled-up	688
Temporarily sheltered	54
Motel hotel	56
Temporarily unsheltered	38

*SOURCE: Ventura County Office of Education
Homeless Education Project (HEP) Specialist report Sept 2013*

Ventura City SCHOOLS		Temporarily Sheltered	Hotel or Motel	Temporarily doubled-up	Temporarily unsheltered	TOTALS
E.P. Foster	E	4	0	38	1	43
Montalvo	E	9	4	29	0	42
Sunset	E and M	0	3	25	5	33
Blanche Reynolds	E	2	3	36	5	46
Ventura	H	6	6	86	9	107
Pacific	H	2	4	29	0	35
Mound	E	0	0	2	0	2
Pierpont	E	0	2	4	0	6
Academy of Technology & Leadership Saticoy (ATLAS)	E	2	3	25	3	33
Sheridan Way	E	1	1	44	0	46
Citrus Glenn	E	0	0	17	1	18
Balboa	M	0	4	56	0	60
Will Rogers	E	0	6	21	0	27
Partola	E	0	1	12	0	13
Anacapa	M	2	4	41	0	47
De Anza	M	3	1	27	3	34
Homestead Alternative	E	0	0	1	0	1
Cabrillo	M	4	4	27	2	37
Buena	H	4	4	89	3	100
Elmhurst	E	0	0	5	0	5
Juanamaria	E	0	0	2	0	2
Junipero Serra	E	0	0	7	1	8
Lincoln	E	13	3	8	2	26
El Camino	H	0	1	6	0	7
Foothill Tech	H	1	0	8	2	11
Loma Vista	E	0	1	5	0	6
Poinsettia	E	0	1	9	1	11
TOTALS		53	56	659	38	806

County of Ventura 2013 Homeless Count and Survey

Table 4. Total Number of Unsheltered Families and Breakdown by Adults and Children by Jurisdiction

Jurisdiction	# of Families	# of Adults	# of Children	Total	# of Chronic Hmls Families	# of Adults	# of Children	Total
County	49	55	98	149	12	14	33	47
Camarillo	4	5	10	15	0	0	0	0
Fillmore	0	0	0	0	0	0	0	0
Moorpark	0	0	0	0	0	0	0	0
Ojai	1	1	1	2	0	0	0	0
Oxnard	17	17	31	48	2	2	4	6
Port Hueneme	0	0	0	0	0	0	0	0
Santa Paula	3	3	3	6	1	1	1	2
Simi Valley	4	5	4	9	2	2	2	4
Thousand Oaks	3	3	7	10	0	0	0	0
Ventura	17	21	42	59	7	9	26	35
Unincorporated Area	0	0	0	0	0	0	0	0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The PHA plans to maximize the number of affordable units available to the PHA within its current resources by a variety of means:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line,
- Reduce turnover time for vacated public housing units, reduce time to renovate public housing units,
- Seek replacement of public housing units lost to the inventory through mixed finance development,
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction,
- Continue measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required,
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration,
- Maintain or increase Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program,
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

9.1

The PHA also plans to increase the number of affordable housing units by a variety of means:

- Apply for additional Section 8 units should they become available,
- Leverage affordable housing resources in the community through the creation of mixed-finance housing, and pursue housing resources other than public housing or Section 8 tenant-based assistance particularly through the RAD program and LIHTC program where feasible.

The PHA will also utilize available funding to target families at or below 30% of AMI, families at or below 50% of AMI, the elderly, families with disabilities, and families with minor children experiencing homelessness.

The PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs, and conduct activities to affirmatively further fair housing.

We are consistent with the discussion on Page 50 of the City of Ventura's Consolidated Plan as well as their Analysis of Impediments to Fair Housing, which discuss public housing strategies. We are consistent with a variety of specific housing objectives, listed below:

- Support programs to preserve existing affordable housing stock
- Provide for reduction of lead-based paint hazards
- Promote homeownership for first-time homebuyers
- Support affordable rental housing in cooperation with the City Housing Authority
- Support Public Housing Renovation Programs
- Expand affordable and workforce housing through local funding and partnerships with housing developers
- Promote equal opportunity by contracting for fair housing and counseling services
- Continue support for the City's affordable housing program
- Maintain and improve the quality of low-and moderate-income neighborhoods
- Maintain long-term affordability of City affordable housing program (AHP) units

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

The Housing Authority of the City of San Buenaventura continues to provide well-maintained units for our residents and we continue to ensure public housing complexes operate effectively and efficiently. In that regard, we continue to review and will update our Physical Needs Assessment and Management Assessment to ensure each AMP is operating in a cost-effective manner. We continue to initiate direct contact with local owners and property managers to ensure a diverse inventory of rental properties available outside the identified tracks that are at or below the poverty-income level to all program participants. The Agency also administers 75 VASH vouchers, 13 CoC vouchers, and is adding another 5 homeless vouchers to our voucher inventory.

The Agency continues to offer enhanced services to residents of all age levels, including a homework center for children, and exercise and health education programs for residents, all managed by our Resident Services department. We have increased computer learning activities/classes that reinforce and encourage computer use for empowerment, educational and employment purposes. In order to encourage self-sufficiency efforts in all residents, the Family Self Sufficiency (FSS) Program is offered to Section 8 and Public Housing residents. We continue to implement the FSS Program for all eligible clients, and the Section 8 Homeownership Program continues to be a tool to assist residents to move into homeownership.

The Agency continues to seek opportunities to develop additional low-income units in the community. To this extent, the Authority continues to participate in collaborative efforts to increase and improve the supply of affordable housing. Construction finished on a 12-unit family project in October 2011 and is fully occupied. All families will receive supportive services through the FSS Program and the rents will be subsidies with Project-Based Section 8 voucher assistance. The Authority also opened a 37-unit family building in downtown Ventura, Encanto Del Mar. The Agency has received entitlement and initial funding for a new 38 unit development planned for Midtown Ventura for disabled person named Castillo Del Sol and is looking to expand VASH housing opportunities through project-basing.

10.0

The Agency also continues to seek cost-effective ways to renovate or modernize public housing units, utilizing a trained resident force account as best applicable. The PHA is utilizing the RAD program and other sources of funding to substantially rehabilitate public housing units inventory-wide, while also converting their assistance to project-based Section 8 vouchers. The PHA will assess the feasibility of demo/disposition of various public housing units including Westview Village, Mission Avenue, single-family homes and duplexes as listed previously. The Agency intends to apply to become a Move to Work Demonstration Program.

The Housing Authority of the City of San Buenaventura operates both its public housing and Section 8/Housing Choice Voucher (HCV) programs consistent with the required provisions of The Violence Against Women Reauthorization Act of 2005 (VAWA), specifically Section 606(1) of VAWA which adds the provision to Section 8 of the U.S. Housing Act of 1937 listing contract provisions and requirements for the HCV program. The Housing Authority of the City of San Buenaventura submits a report to the State of California Housing and Community Development Department on an annual basis, which indicates the number of evictions due to domestic violence activities in both public housing as well as in HCV-assisted units (there have been none to date). This data is tracked on a monthly basis and is reported to our Board of Commissioners on a monthly basis as well.

The Agency does not offer a preference on either the public housing or Section 8/HCV Program waiting lists for victims of domestic violence, dating violence, sexual assault or stalking.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The PHA defines "substantial deviation/modification" as when one of the policies outlined in the Plan is reversed. It defines "significant amendment" as adding a new Capital Fund Project to the Plan that would require more than 25% of the annual Capital Fund appropriation, require work being done on more than 15% of a development's ACC unit count; or require the relocation of more than 4 neighboring occupied units.

The definition of a substantial deviation from the PHA Plan excludes the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include the use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) (j) Proposed Changes to the Agency's Admissions and Continued Occupancy Policy (ACOP) (k) Proposed Changes to the Agency's Section 8 Administrative Plan
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