

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Housing Authority of the City of San Buenaventura</u> PHA Code: <u>CA-035</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>369</u> Number of Housing Choice Vouchers (HCVs) <u>1,622</u> Total Combined <u>1,991</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Statement of Housing Needs: Updated to include most recent Consolidated Plan data</p> <p>Deconcentration and Other Admissions Policies:</p> <ul style="list-style-type: none"> • Multiple policy revisions due to new HUD Rules published March 8, 2016, in 81 FR 12354. • Public Housing Deconcentration Policy updated to reflect that there are no applicable sites within HACSB's inventory; • Definition of Extremely Low-Income (both Public Housing & Housing Choice Voucher) updated to reflect current HUD regulatory definition; • Exclusion of Mandatory Education Fees from Income. <p>Financial Resources: Update to current year figures</p> <p>Rent Determination:</p> <ul style="list-style-type: none"> • Multiple policy revisions due to new HUD Rules published March 8, 2016, in 81 FR 12354. • Policies to be updated include Public Housing Rents for Mixed Families; Streamlined Annual Reexamination for Fixed Incomes; EID; and Vacancy Loss. <p>Safety & Crime Prevention: Update to current year programs and activities</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> • 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 may submit an application for the conversion of public housing to tenant-based assistance 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 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 154 project based voucher (PBV) subsidy as follows:

Castillo Del Sol	39
Chapel Lane Senior Apartments	38
The WAV	15
Triad	22
Soho	12
El Patio	28

These PBV commitments comprise approximately \$1,600,000 in Annual Housing Assistance Payments (10.3% of 2015 Annual Budget Authority). The PHA has further awarded PBV assistance (no AHAP/HAP executed) for an additional 59 PBV units.

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 several conversions of Public Housing into RAD PBV assistance. The PHA retains management of the properties 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. RAD Project descriptions follow:
 - 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)

Of the 144 units, two were used as offices and two were used as caretaker units, and remained so after conversion. Bedroom distribution did not change. No converted units were transferred off-site.

-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 has progressed in completing the following additional RAD conversions:
 - 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:
 - 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)

Bedroom distribution did not change. No converted units were transferred off-site

-August 25, 2014, the PHA received a CHAP agreement from HUD

-April 23, 2015, the PHA executed an RCC, converting the units to RAD PBV with a HAP effective date of May 1, 2015.

- Buena Vida (f/k/a portion of AMP 3) – 95 public housing units at the following property will convert into 95 RAD PBV units:

	<p>-9050 Telephone Road (Family/Elderly/Disabled, 1 Bedrooms: 79, 2 Bedrooms: 8; 3 Bedrooms: 4; 4 Bedrooms: 4)</p> <p>Bedroom distribution will not change. No converted units will be transferred off-site.</p> <p>-The PHA anticipates receiving a RCC within the Plan Year, converting the units to RAD PBV</p> <ul style="list-style-type: none"> o 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 -Phase 1 (Family, 1 Bedrooms: 18; 2 Bedrooms: 32; 3 Bedrooms: 13; 4 Bedrooms: 9) -See Attachment R regarding bedroom distributions/transfers of assistance <ul style="list-style-type: none"> • 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.
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<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>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 95 VASH vouchers, 13 CoC vouchers, and 12 FUP vouchers in our voucher inventory.</p> <p>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 Community 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.</p> <p>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 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 developed a new 38 unit development in Midtown Ventura for disabled person named Castillo Del Sol and is looking to expand VASH housing opportunities through project-basing.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
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Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on 4/13/2016.</p>