

Streamlined Annual PHA Plan (High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's 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 criteria for a 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 on both of the most recent Public Housing Assessment System (PHAS) and Section Eight MAPS assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, has fewer 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, 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 and is not designated as troubled.

A.	PHA Information.
A.1	<p>PHA Name: _____ Housing Authority of the City of San Buenaventura _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2017</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>297</u> Number of Housing Choice Vouchers (HCV) Units _____</p> <p>Total Combined <u>1,991</u></p> <p>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 available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all other information and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how to reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but not in this form. PHA submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Office office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs must also post a resident council a copy of their PHA Plans.</p>

B.	Annual Plan Elements
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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 type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input 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>Deconcentration and Other Policies: enable disability-specific waiting lists pursuant to HOTMA Financial Resources: Update to current year figures Rent Determination: Family Composition and Rent Determination policy revisions Safety & Crime Prevention: Add Firearms Policy to ACOP Ch. 17 Pet Policy: Repeal existing Pet Policy ACOP Ch. 10 and adopt new Ch. 10</p>
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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 Grants)</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition and housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project Based Assistance, provide the projected number of project based units and general locations, and describe how project basing would be conducted.</p>
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and Annual Plan objectives of expanding the supply of assisted housing, improving housing and increasing assisted housing choices. The Agency plans to utilize amendments issued in implementing the Housing Opportunity through Model including:

- o Project-basing twenty percent calculated by authorized voucher count
- o Project-basing an additional ten percent of authorized voucher count made available: 1) to house individuals and families that meet the definition of 24 C.F.R. 578.3; or 2) to house families that are comprised of or include supportive housing for elderly/disabled persons; or 4) in a census tract with a poverty rate of ten percent or less, as determined in the most recent American Community Survey.

The Agency has the following authorized voucher count and plans to provide a housing subsidy to maximum extent allowable as follows:

Program	ACC Count	Current PBV Program	ACC Count
HCV	1286	Total Active HAP	
VASH	102	Total AHAP	
FUP	12	Total Notice	
Total	1400	Total Current Count	
20%	280		
10%	140		
Total PBV Authorized	420		
Project Name	Vouchers Used	Status	Additional Information
Castillo Del Sol	39	Active HAP	1 - Homebased housing
Chapel Lane	38	Active HAP	3 - Supportive housing
The WAV	15	Active HAP	1 - Homebased housing
Triad	22	Active HAP	3 - Supportive housing
Soho	12	Active HAP	3 - Supportive housing
El Patio	28	Active HAP	1 - Homebased housing
331 N. Olive	4	Active HAP	3 - Supportive housing
Westview Phase I	59	AHAP	3 - Supportive housing
Snapdragon II	22	Notice of Award	2 - Veterans housing

applicable to general purpose vouchers. The PHA will consider PBVs in the following areas: Eastside, Westside, Midtown, Downtown, and the Westside Neighborhood Revitalization. The PHA will give preference to proposals that target the following families: senior/disabled, homeless, veterans, and very low income families.

The PHA plans to attach PBV assistance without competition to the following proposed developments: Willett Ranch on N. Ventura Avenue and the Villages at Westside.

- The PHA plans to consider project-based Veteran's Affairs Supportive Housing vouchers in the coming 5-Year Plan period and will attach PBV assistance to FUP vouchers as available to support PBV. Similarly to project-based Section 8 VASH vouchers can benefit the homeless veterans, the Veterans Administration is providing a stable source of operating funds for new construction and that effort. Providing services at a single location for case management personnel is more efficient. The PHA has awarded project-based VASH assistance to one project, totaling 4 units. AHAP has been executed.

The PHA plans to attach PBV assistance without competition to the following proposed developments: CalVets Veterans Home site in East Ventura on Telephone Road. The PHA will attach PBV set-aside vouchers if available.

- The PHA has completed several conversions of Public Housing into RAD PBV units through the management of the properties through a Property Management Agreement. The PHA is converting units by the PHA HCV Administrative Plan; as Tax Credit units they are subject to the Housing Choice Voucher Governing Admission To and Continued Occupancy of LIHTC Units. RAD PBV conversions include:
 - Vista Del Mar Commons (f/k/a Asset Management Project (AMP) 2) – 140 public housing units converted to 140 units of RAD PBV assistance:
 - The Palms, 137 South Palm Street (Elderly/Disabled, 0 Bedrooms: 26, 1 Bedroom: 14)
 - Mission Park, 66 North Ventura Avenue (Elderly/Disabled, 1 Bedrooms: 66)
 - Training for Independent Living, 148 South Palm Street (Family, 1 Bedroom: 14, 2 Bedrooms: 14, Offices: 2)
 - Operating as RAD PBV since February 2014.
 - Johnson Gardens (f/k/a portions of AMP 3 and AMP 4) – 101 public housing units 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: 50)
 - Operating as RAD PBV since May 2015.
 - Buena Vida (f/k/a portion of AMP 3) – 95 public housing units converted to 95 RAD PBV units:
 - 9050 Telephone Road (Family/Elderly/Disabled, 1 Bedrooms: 79, 2 Bedrooms: 16, 3 Bedrooms: 4)
 - Operating as RAD PBV since October 2016.
 - Westview Village (AMP 1) – 180 public housing units will convert through the 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: 17)
 - Operating as RAD PBV starting January 2017; AHAP effective since October 2016.
 - See Attachment R regarding bedroom distributions/transfers of assistance.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year

The Housing Authority of the City of San Buenaventura continues to provide well-maintained public housing and continue to ensure public housing complexes operate effectively and efficiently. In that regard, we continue to update our Physical Needs Assessment and Management Assessment to ensure each complex is maintained in a proper manner. We continue to initiate direct contact with local owners and property managers to identify and make properties available outside the identified tracks that are at or below the poverty-income level. The Agency also administers 102 VASH vouchers, 13 CoC vouchers, and 12 FUP vouchers in

The Agency continues to offer enhanced services to residents of all age levels, including job training, job exercise and health education programs for residents, all managed by our Community Services Department. We offer computer learning activities/classes that reinforce and encourage computer use for empowerment and other purposes. In order to encourage self-sufficiency efforts in all residents, the Family Self Sufficiency Program, Section 8 and Public Housing residents. We continue to implement the FSS Program for all eligible residents. The 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 future. The Authority continues to participate in collaborative efforts to increase and improve the supply of public housing. A 12-unit family project finished on a 12-unit family project in October 2011 and is fully occupied. All families receive a 30% subsidy through the FSS Program and the rents will be subsidies with Project-Based Section 8 voucher assistance. The Agency is developing a 37-unit family building in downtown Ventura, Encanto Del Mar. The Agency has received development approval in Midtown Ventura for disabled person named Castillo Del Sol and is looking to expand VASH vouchers on a project-basing.

The Agency also continues to seek cost-effective ways to renovate or modernize public housing units. The Agency will force account as best applicable. The PHA is utilizing the RAD program and other sources of funding to renovate public housing units inventory-wide, while also converting their assistance to project-based assistance. The Agency assess the feasibility of demo/disposition of various public housing units including Westview, Encanto Del Mar, family homes and duplexes as listed previously. The Agency intends to apply to become a RAD project.

The Housing Authority of the City of San Buenaventura operates both its public housing and Homeless Crisis Voucher (HCV) programs consistent with the required provisions of The Violence Against Women Act (VAWA) specifically Section 606(1) of VAWA which adds the provision to Section 8 of the U.S. Housing Act of 1954. The provisions and requirements for the HCV program. The Housing Authority of the City of San Buenaventura reports to the State of California Housing and Community Development Department on an annual basis regarding the number of evictions due to domestic violence activities in both public housing as well as in HCV-assisted units (as of the most recent date). This data is tracked on a monthly basis and is reported to our Board of Commissioners.

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

B.4.

Most Recent Fiscal Year Audit.

(c) Were there any findings in the most recent FY Audit?

<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input 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 the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated PHA</i> as an electronic attachment to the PHA Plan.</p>
<p>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing housing and receive funding from the Capital Fund Program (CFP).</p>
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (IAP) approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on 4/13/2016.</p>