



PHA 5-YEAR AND ANNUAL PLAN ELEMENT

STATEMENT OF HOUSING NEEDS

Data from Ventura County Consolidated Plan 2015-2019

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	582,839	620,773	7%
Households	199,926	213,620	7%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	23,419	22,655	33,785	21,924	111,835
Small Family Households *	7,223	7,725	13,759	9,925	64,488
Large Family Households *	2,015	3,012	4,280	2,732	12,049
Household contains at least one person 62-74 years of age	4,815	4,308	6,726	4,035	20,470
Household contains at least one person age 75 or older	5,855	4,990	5,226	2,129	7,039
Households with one or more children 6 years old or younger *	3,398	4,351	6,454	4,240	12,122

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,115	7,405	2,280
White	17,455	5,055	1,335
Black / African American	679	70	40
Asian	1,385	350	330
American Indian, Alaska Native	155	0	0
Pacific Islander	0	0	0
Hispanic	13,020	1,790	579

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

STRATEGY FOR ADDRESSING HOUSING NEEDS

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.

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