5-Year PHA Plan (for All PHAs)

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-SY is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: __Area Housing Authority of the County of Ventura__________ PHA Code: __CA092________

PHA Plan for Fiscal Year Beginning: (MM/YYYY): __07/2020____
PHA Plan Submission Type: ☐ S-Year Plan Submission ☐ Revised S-Year Plan Submission

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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Display locations for PHA Plans and Supporting Documents:
The PHA Plans and attachments (if any) are available for public inspection at:
- The main administrative office of the AHA.
- The public housing project offices
- The AHA's website: ahacv.org

☐ PHA Consortium: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortium</th>
<th>Program(s) not in the Consortium</th>
<th>No. of Units in Each Program</th>
</tr>
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<tbody>
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<td>Lead PHA:</td>
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Page 1 of 3 form HUD-50075-SY (12/2014)
### B. 5-Year Plan. Required for all PHAs completing this form.

#### B.1 Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years. The Area Housing Authority of the County of Ventura shall be a leader in providing opportunities and assistance to people in need of affordable housing through development, acquisitions, and partnerships.

#### B.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

**SEE ATTACHED**

#### B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**SEE ATTACHED**

#### B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Activities or services relative to Housing Authority adherence to VAWA, for child or adult victims of domestic violence, dating violence, sexual assault or stalking:
- The Housing Authority adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate.
- The AHA notifies program participants of their protections and rights under VAWA at the time of admission, as well as at the time of annual reexamination, as well as with any proposed termination. This notice explains protections offered under the law and informs them of confidentiality requirements. It also provides participants with contact information of local victim advocacy groups, etc.
- HCV applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence, or stalking, so long as the applicant otherwise qualifies for assistance.
- The AHA observes a local preference for Involuntarily Displaced (includes victims of domestic violence).
- The AHA informs property owners and managers about their screening and termination responsibilities as it relates to VAWA.

#### B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

AHA’s definition is a 50% deletion from, or addition to, the goals and objectives as a whole; and 50% or more decrease in quantifiable measurement of any individual goal and objective. Significant amendment or modification to the Annual Plan is any change in a policy or procedure that requires a regulatory posting; any submission to HUD that requires a separate notification to residents; Public Housing conversions; Demolition/Disposition; designated housing or homeownership programs; and any change inconsistent with local approved Consolidated Plans and the discretion of the AHA’s Executive Director.

#### B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?

Y  N  □  □

(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

#### B.7 Certification by State or Local Officials.

Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.
5-YEAR PHA PLAN
Item B.2 Goals

Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

PHA Goal: Expand the supply of assisted housing
Objectives:
- Secure additional rental vouchers when funding becomes available
- Reduce Public Housing vacancies by maintaining goal of 98 percent occupancy (i.e., vacancy of 2 percent or less)
- Leverage private or other public funds to create additional housing opportunities:
  - Continue collaboration with all jurisdictional areas to develop strategies to address the extreme shortage of affordable housing throughout Ventura County
  - Apply for tax-credit allocations as appropriate
- Acquire or build units or developments

PHA Goal: Preserve existing housing
Objectives:
- Partner with local jurisdictions to increase opportunities for housing preservation efforts:
  - Continue collaboration with all jurisdictional areas to maintain and improve the existing housing stock in the county
  - Participate in jurisdictional programs to assist non-profit groups in securing local and other sources of funds for the acquisition and rehabilitation of affordable housing
- Identify opportunities to acquire properties/complexes that may be converted to market rate rentals
- Maintain AHA properties in a decent, safe, and sanitary condition and make necessary repairs within a reasonable time frame

PHA Goal: Improve the quality of assisted housing and provide a safe, secure and improved living environment
Objectives:
- Renovate or modernize Public Housing units, utilizing tax credits if applicable
- Continue to evaluate the physical condition of the public housing properties. The AHA is considering several options to ensure these properties remain in decent, safe, and sanitary conditions; including demolition and/or disposition, conversion of Public Housing to Tenant-Based Assistance, and conversion of Public Housing to Project-Based Assistance under Rental Assistance Demonstration (RAD) for some or all public housing projects

PHA Goal: Increase assisted housing choices.
Objectives:
- Provide voucher mobility counseling: Continue to maintain lists of available housing in all neighborhoods within the AHA’s jurisdiction to ensure greater mobility and housing choices
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program:
  - Homeownership Program policy and requirements are detailed in the AHA’s Administrative Plan for the Section 8
- Housing Choice Voucher Program
- Implement Public Housing site-based waiting lists:
  - Continue administering site-based waiting lists in which applicants may designate the development(s) in which they seek to reside
PHA Goal: Promote self-sufficiency and asset development of assisted households.
Objectives:
- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve the employability of assisted households
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Other: (list below)
  - Administer funding to provide supportive services and wellness programs for independent living for the elderly and disabled

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.
Objectives:
- Undertake affirmative measures to ensure access to assisted housing and to provide a suitable living environment for families living in assisted housing, regardless of race or national origin, color, actual or perceived sexual orientation, gender identity, marital or familial status, religion, age, or disability
  - Follow all equal opportunity and equal treatment policies as defined in the PH ACOP and Section 8 Administrative Plan
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Continue to ensure that “accessible units” are identified to applicants and that no non-mobility-impaired families are offered an accessible unit until all eligible mobility-impaired applicants have been considered, in accordance with established Public Housing program policies

PHA Goal: Provide an improved living environment
Objectives:
- Create partnerships with local agencies to create opportunities for and provide supportive services to AHA residents
- Maintain a positive, supportive, and proactive property management approach at AHA properties

PHA Goal: Enhance the marketability and perception of both Public Housing and the AHA
Objectives:
- Strive to improve the perception of Public Housing in local communities and achieve a high level of customer satisfaction:
  - Continue implementation and improvement of preventative maintenance plan
  - Continue to maintain a response time of less than 24 hours for emergency work orders
  - Continue to remove graffiti and other defacement within 24 hours of discovery/report

PHA Goal: Manage the Section 8 tenant-based assistance program in an effective and efficient manner
Objectives:
- Maximize lease-up of Section 8 Vouchers in regard to available funds
- Improve and sustain the utilization rate for tenant-based assistance
- Apply for additional vouchers as they become available

PHA Goal: Manage the Public Housing program in an effective and efficient manner
Objectives:
- Endeavor to be designated as a High Performer
- Endeavor to sustain an occupancy rate of at least 98 percent for the next five years
5-YEAR PHA PLAN
Item B.3 – Progress in Meeting Goals

- Despite funding and regulation obstacles, the AHA adapted to changes and continued to address issues needed to attain its own goals in one of the highest-cost counties in the state. The AHA continues to be viewed as a community leader throughout Ventura County. Through our good work and stewardship and by producing and maintaining high quality affordable housing, as well as bettering the lives of the residents we serve, the AHA has developed an excellent reputation and earned a great deal of public goodwill, which can be leveraged to further the production of needed affordable housing for the community.

- The AHA continues to be called upon occasionally by both non-profit housing developers and social service agencies to assist with financing their housing endeavors on a tax-exempt basis, as well as providing rental subsidies. Both of these tools, tax exempt financing assistance and rental assistance, are key tools for making affordable housing projects economically feasible in the Ventura County housing market. The AHA recognizes that it cannot meet all of the community's affordable housing needs on its own and remains poised and available to work with others on this important community goal.

- The AHA continues to research the availability of land in its jurisdictions suitable for development, or the acquisition of affordable housing.

- The AHA has been awarded 20 additional vouchers under the Veterans Administration Supportive Housing (VASH) program.

- To further serve its communities and families, the AHA continues to promote its Section 8 Homeownership Program within its jurisdictional areas. Selected families are offered the opportunity to convert their Section 8 tenant-based rental assistance into homeownership.

- Where feasible, the AHA continues to seek additional project-based units.

- The AHA was awarded emergency CFP funding for the repair of elevators and roofing at three of its public housing properties ensuring the safety of its residents and securing the sustainability of its capital assets.

- The AHA has applied for and been awarded ROSS grant applications for funds which will be used to establish or enhance services for its resident households.

- The AHA has experienced ongoing implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments through the Capital Fund program.

- The AHA's Resident Services Department continues to work by partnering residents with local facilities and agencies, to assist them in developing successful life management skills. In conjunction with Ventura County social services agencies and the community at large, the Resident Services Department provides access and information on employment, education and tutoring, parenting, wellness, health, and safety. Also, in conjunction with Conejo Valley and Ventura Unified School Districts, and the Superintendent of Schools Office to provide a summer lunch program and operate an after-school program which consists of tutoring, recreation, leadership meetings, and other activities.

- The AHA continues to recruit families who are eligible to participate in the Housing Choice Voucher Program's Family Self-Sufficiency (FSS) Program. This worthwhile program provides additional resources which help families develop realistic and obtainable goals, along with support and encouragement to reach those goals and become self-sufficient. The AHA does its best to help such families reach their goal to become independent of welfare.

- AHA directors and managers continue to be actively involved with community issues and participate in affordable housing planning.

- To promote positive public relations for the AHA and enhance program awareness, public presentations are made by the Executive Director and the Community Relations Manager on affordable housing issues.
### Annual PHA Plan
(Standard PHAs and Troubled PHAs)

**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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
2. **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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.

<table>
<thead>
<tr>
<th>A1</th>
<th>PHA Name: Area Housing Authority of the County of Ventura</th>
<th>PHA Code: CA092</th>
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</thead>
<tbody>
<tr>
<td>PHA Type:</td>
<td>☑ Standard PHA</td>
<td>☐ Troubled PHA</td>
</tr>
<tr>
<td>PHA Plan for Fiscal Year Beginning:</td>
<td>□ (MM/YY/YY): 07/2020</td>
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<tr>
<td>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</td>
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<tr>
<td>Number of Public Housing (PH) Units 355</td>
<td>Number of Housing Choice Vouchers (HCVs) 2552</td>
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<tr>
<td>Total Combined Units/Vouchers 2907</td>
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<tr>
<td>PHA Plan Submission Type:</td>
<td>☑ Annual Submission</td>
<td>☐ Revised Annual Submission</td>
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</tbody>
</table>

**Availability of Information.** PHAs must have the elements listed below in sections B and C 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. 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.

**Display locations for PHA Plans and Supporting Documents:**
- The PHA Plans and attachments (if any) are available for public inspection at:
- The main administrative office of the AHA, public housing project offices, AHA's website: ahacv.org

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
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<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
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### B. Annual Plan Elements

#### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

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- [x] Statement of Housing Needs and Strategy for Addressing Housing Needs
- [ ] Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- [ ] Financial Resources.
- [ ] Rent Determination.
- [ ] Operation and Management.
- [ ] Grievance Procedures.
- [ ] Homeownership Programs.
- [ ] Community Service and Self-Sufficiency Programs.
- [ ] Safety and Crime Prevention.
- [ ] Pet Policy.
- [x] Asset Management.
- [ ] Substantial Deviation.
- [ ] Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

The AHA is proposing to implement a new limited preference, “Moving Up” preference, for five (5) families transitioning out of Permanent Supportive Housing (PSH). These families will be based upon referrals from PSH providers that certify that the family has successfully completed the PSH programs and has the ability and desire to live independently.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

#### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

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<td>Y</td>
<td>N</td>
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</table>

- [x] Hope VI or Choice Neighborhoods
- [ ] Mixed Finance Modernization or Development.
- [ ] Demolition and/or Disposition.
- [ ] Designated Housing for Elderly and/or Disabled Families.
- [ ] Conversion of Public Housing to Tenant-Based Assistance.
- [x] Conversion of Public Housing to Project-Based Assistance under RAD.
- [ ] Occupancy by Over-Income Families.
- [x] Occupancy by Police Officers.
- [ ] Non-Smoking Policies.
- [x] Project-Based Vouchers.
- [ ] Units with Approved Vacancies for Modernization.
- [ ] Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

- The AHA may project-base up to 20% of its Housing Choice Voucher (HCV) assistance or the maximum permitted by any amendment to 24 CFR Part 983. The units may be located throughout the Housing Authority’s jurisdictional area, which includes the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated area of the County of Ventura. All new HAP contracts created by the Housing Authority will be on census tracks within the jurisdictional area, which have poverty rates of less than 20 percent. The AHA’s Project-Based Voucher Policies are included in Chapter 17 of its Administrative Plan for the Section 8 HCV Program.
- The AHA is continuously evaluating the physical condition of its public housing properties. The AHA is considering several options to ensure these properties remain in decent, safe, and sanitary conditions. These options include demolition and/or disposition, conversion of Public Housing to Tenant-Based Assistance, and conversion of Public Housing to Project-Based Assistance under RAD for some or all Public Housing projects.
- The AHA has elected, pursuant to 24 CFR 960.261, to not evict or terminate families with incomes exceeding the income limits established by HUD. The AHA has chosen the option to charge the applicable families the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit if they continue to exceed the income limit for 2 consecutive years.
B.3 Civil Rights Certification.
Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.
(a) Were there any findings in the most recent FY Audit?

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<td>Y</td>
<td>N</td>
<td>X</td>
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(b) If yes, please describe:

B.5 Progress Report.
Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

See attachment for B.3 of the Five-Year Plan

B.6 Resident Advisory Board (RAB) Comments.
(a) Did the RAB(s) provide comments to the PHA Plan?

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(c) 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.

B.7 Certification by State or Local Officials.
Form HUD 50077-5, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.8 Troubled PHA.
(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

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<td>Y</td>
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<td>N/A</td>
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(b) If yes, please describe:

C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

C.1 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.

HUD Form- 50075.2 approved by HUD in the EPIC system on 06/04/2019.