

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.								
A.1	<div><div><div><div><div>PHA Name: Housing Authority of the County of Ventura</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025</div><div>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</div><div>Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</div></div><div><div>Availability of Information.</div><div>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 the 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.</div></div><div><div>How the public can access this PHA Plan:</div><div>The PHA Plan for the AHA and attachments are available for public inspection at: -The main administrative office of the AHA; -The public housing project offices; -The AHA's website: ahacv.org</div></div></div><div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div><table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table></div></div></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH	HCV						
B.	Plan Elements. Required for all PHAs completing this form.								
B.1	<div><div>Mission.</div><div>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.</div><div>The Area Housing Authority of the County of Ventura (AHA) shall be a leader in providing opportunities and assistance to people in need of affordable housing through development, acquisitions and partnerships.</div></div>								
B.2	<div><div>Goals and Objectives.</div><div>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.</div><div>SEE ATTACHED DOCUMENT</div></div>								
B.3	<div><div>Progress Report.</div><div>Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</div><div>SEE ATTACHED DOCUMENT</div></div>								
B.4	<div><div>Violence Against Women Act (VAWA) Goals.</div><div>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.</div></div>								

	The AHA 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, annual reexamination and 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... AHA applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence stalking and human trafficking, so long as the applicant otherwise qualifies for assistance. In the Administrative Plan for the Section 8 Tenant Based Assistance Program (HCV), the AHA observes a local preference for Involuntary Displaced (includes victims of domestic violence). The AHA informs property owners and managers about their screening and termination responsibilities as it relates to VAWA.
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The AHA's definition of a significant amendment or modification to the 5-Year Plan is the following: -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 increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement. -Any change in a policy or procedure that requires regulatory 30-day posting. -Any submission to HUD that requires a separate notification to residents or participants. -Public Housing conversions. -Demolition/Disposition. -Designated housing or homeownership programs. -Any change inconsistent with local approved Consolidated Plans and the discretion of the AHA's Executive Director.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(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. SEE ATTACHED DOCUMENT</p>
C.3	<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 Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: CA092-Housing Authority of the County of Ventura form HUD-50075-5Y (Form ID - 2382) printed by Jesus Andrade in HUD Secure Systems/Public Housing Portal at 06/11/2025 04:24PM EST

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.

PHA Goal: Expand the supply of assisted housing (1)

Objectives:

- Secure additional rental vouchers when funding becomes available
- 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
 - Seek opportunities for energy efficiency upgrades and solutions to sustainability issues
 - Develop or improve existing long-term capital plans for all properties.
- Acquire or build units or developments
 - Continue to collaborate with the Cities in its jurisdiction and the County of Ventura on development and acquisition opportunities.

PHA Goal: Preserve existing housing (2)

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 (3)

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
- Create partnerships with local agencies to create opportunities for and provide supportive services to AHA residents
- Maintain a positive, supportive, and proactive management approach at AHA properties and offices
- Assess use of technology to enhance the safety of residents, staff and visitors at AHA offices, properties and community centers.

PHA Goal: Increase assisted housing choices (4)

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
 - Educate Ventura County's rental property owner's on benefits of participating in AHA's HCV program.
- 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
- 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 (5)

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 (6)

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: Enhance the marketability and perception of both Public Housing and the AHA (7)

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 (8)

Objectives:

- Endeavor to be designated as a High Performer
- 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 (9)

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

B.3 – Progress Report

- 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.
- 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.
- When and 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 experienced ongoing implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments through the Capital Fund program.
- The AHA 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 AHA 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.
- The AHA added additional vouchers to the HCV Program. In total, the AHA added approximately 37 vouchers to our program since 2019. The AHA continues to actively apply for new vouchers when notices of funding availability are issued. In addition, a total of 54 Emergency Housing Vouchers are on the AHA's portfolio.
- The U.S. Department of Housing and Urban Development (HUD) required the AHA to implement Small Area Fair Market Rent (SAFMR) payment standards no later than January 1, 2025. SAFMRs are Fair Market Rents calculated at the ZIP code level rather than for the entire metropolitan area. SAFMRs allow for payment standards to be established that more accurately reflect the local market and are intended to provide families with more access to low-poverty, high-opportunity areas.
- The AHA uses technology through its creation of an ADA accessible website. Access to information and the application process continues to be evaluated and enhanced as needed. The AHA ensures information on its website is up to date, accessible and relevant.
- Availability of training is ongoing and several times a year staff attends job related training either in person or online. Additionally, staff regularly participates in training on a variety of topics including customer service, fair housing, harassment, VAWA, inspection, rent calculation, low income housing tax credit program compliance and financing.
- The AHA continues to work with the Cities in its jurisdiction and the County of Ventura on the annual consolidated plan and housing element updates to ensure affordable housing elements are in line with policies.
- Continue collaboration with Cal Lutheran University for university students to provide tutoring at the family sites and office support at the AHA office.
- Continue collaboration with Kiwanis Youth Club to provide holiday cards for all the AHA senior sites.
- The AHA continues to complete the construction of the Vista Campanario Apartments (VCA). VCA will consist of 60 affordable housing units assisted under the Project Based Voucher Program at 2800 Barry Street in Camarillo. The estimated lease up of VCA is March 1, 2025.
- The AHA is collaborating with Many Mansions to co-develop the Rancho Sierra Senior Apartments (RSSA). RSSA will consist of 50 affordable housing units assisted under the Project Based Voucher Program for seniors at 1732 South Lewis Road in Camarillo. The estimated lease up of RSSA is September 1, 2025.
- Collaborate with community partners to strengthen AHA's response to critical community needs and issues.
- Review the methods and manners in which the AHA works in order to accomplish its mission.

Attachment C.2
The Area Housing Authority of the County of Ventura (AHA)
Resident Advisory Board/Public Comments Received
5-Year Plans 2025-2029

Comment: (Florence Janss) A written comment was received requesting an alternative way of paying rent for tenants in Public Housing. Options suggested different due dates, drop box at the complex and online payment. Tenants suggested these options as an accommodation for disabled tenants.

Response: This comment does not pertain to the PHA Plans. However, the AHA is currently exploring different options of paying rent. Additionally, any client needing or requesting an accommodation should contact property management.

Comment: (Florence Janss) A written comment was received regarding late rent payments in Public Housing. It indicated that “X amount of late payments per year was the standard back in the day and reset each year. Now it's X amount late payments with a new rolling 12-month period.”

Response: The AHA has considered this suggestion, however believes this would cause a financial hardship on the program as a tenant could be late in paying their rent for up to 7 months consecutively. The current policy has been in place for at least the past 10 years and is not a recent change. Therefore, the AHA does not recommend changing the current policy.

Comment: (Florence Janss) A written comment was received stating, “Treat tenants with basic dignity, respect, and professionalism. It will be returned equally.”

Response: This comment does not pertain to the PHA Plans. However, the AHA treats everyone with dignity, respect and professionalism.

Comment: (Florence Janss) A written comment was received stating, “Be honest about what's going on in the building with plumbing and other issues.”

Response: This comment does not pertain to the PHA Plans. However, the AHA provides the best and most accurate information available at the time in regards to maintenance and renovations in their buildings.

Comment: (Florence Janss) A written comment was received requesting written notification of when policies and procedure changes.

Response: Policy changes are a component of the Annual Plan process. The process for the Annual Plan includes the posting of the Plan, which includes description of proposed policy changes, is posted for a minimum of 45 days at each Public Housing site, at the main AHA office, and on the AHA website. Additionally, a resident advisory board meeting is held to discuss the PHA Plan and proposed policy changes. Lastly, a public notice is published for the Public Hearing where the PHA Plan and policy changes are discussed.

Comment: (Florence Janss) A written comment was received requesting written notice in advance about work being done around the property.

Response: This comment does not pertain to the PHA Plan. However, the AHA provides written notice when non-emergency maintenance or renovations will affect residents.

Comment: **(Florence Janss)** A written comment was received stating, “Enforce the lease agreement equally and fairly. It has been used to grant favoritism to tenants and to harass other tenants. Some rules are enforced on some tenants, and the same rules are not enforced on other tenants. If you're not going to enforce a rule equally, then do not enforce it at all.”

Response: This comment does not pertain to the PHA Plan. However, the AHA treats tenants fairly and enforces the lease on all tenants equally. Lease enforcement is confidential so it may not be obvious to others when the AHA enforces lease provisions.

Comment: **(Florence Janss)** A written comment was received stating, “When scheduling maintenance for tenant's units, be courteous of their time and personal schedule. Schedule maintenance before lunch or after lunch. If they can't make it during their time slot, then be courteous by rescheduling with the tenant and not enter the unit.”

Response: This comment does not pertain to the PHA Plan. However, the AHA does attempt to allow flexibility in scheduling and rescheduling maintenance work when asked. Exceptions may limit that flexibility in cases of emergency work orders that create a health and safety issue or will cause increasing damage if not corrected; and when the work is being conducted by an external contractor and the AHA is limited by the availability of the contractor.

Comment: **(Florence Janss)** A written comment was received asking what information can be redacted from the bank statements provided by residents as part of their reexamination process.

Response: According to HUD requirements, any document used in verifying information for program participants may be altered. Therefore, no information on bank statements can be redacted as it would be an alteration.

Comment: **(Florence Janss)** A written comment was received requesting development of a parking lot policy, to make it publicly available, and to follow it.

Response: This comment does not pertain to the PHA Plan. However, the AHA has a parking policy which is provided to all residents at initial lease or when they add/change their parking requirements.

Comment: **(Florence Janss)** A written comment was received requesting the Florence Janss property be painted, or pressure washed and the wood trim be painted.

Response: This comment will be considered and will be evaluated as a possible project as part of the regular maintenance plan or be included in a future CFP plan depending on work required and funding availability.

Comment: **(Florence Janss)** A written comment was received requesting rain gutter replacement at Florence Janss. It was suggested to use gutters that have covers to prevent debris build up.

Response: This project is expected to be included in the roofing project currently included in the proposed CFP plan, subject to HUD funding.

- Comment:** (Florence Janss) A written comment was received noting a dip in the ground outside one of the buildings at Florence Janss that fills up with water. It was suggested to be resolved by creating a rock pebble path along the building to guide water away from it and running PVC pipe underneath the concrete with the pebble path, helping to guide the water away and down along the side of the building to the wash.
- Response:** This comment will be considered and the issue will be evaluated as a possible project subject to funding availability.
- Comment:** (Florence Janss) A written comment was received noting issues in some unspecified units at Florence Janss regarding flooring, painting/replacement of kitchen cabinets, balcony paint and balcony railings, first floor subflooring and patios.
- Response:** This comment will be considered and evaluated as possible projects as part of the regular maintenance plan or CFP. The current CFP plan includes balcony repairs for this property, so balcony issues should be addressed in that project. However, the AHA recommends that tenants report maintenance concerns in their specific unit to management when these issues arise.
- Comment:** (Florence Janss) A written comment was received recommending installing metal sink strainers and silicone them into the sink at Florence Janss to prevent plumbing issues.
- Response:** This comment does not pertain to the PHA Plan, but will be provided to maintenance for review.
- Comment:** (Florence Janss) A written comment was received requesting the AHA comply with the lease agreement, bring it in compliance with the law, and clarify sections.
- Response:** This comment does not pertain to the PHA Plan. However, the AHA is already in the process of reviewing the lease to make any necessary changes or updates. Lease changes are subject to a separate review period by the residents. The AHA complies with the lease.
- Comment:** (Florence Janss) A written comment was received requesting the AHA provide information to AHA staff and tenants on harassment prevention for housing providers.
- Response:** This comment does not pertain to the PHA Plan. However, the AHA will review the document and consider its applicability for staff and residents. Please note that the AHA does not approve of any type of harassment from either tenants or staff.
- Comment:** (Florence Janss) A written comment was received asserting that management personnel have misrepresented reasonable accommodations incorrectly over the years. It is suggested that the lease be updated to replace wording that requires a “physician” to verify a need for a reasonable accommodation. It is also requested that a copy of the reasonable accommodation policy be provided at initial lease signing.
- Response:** This comment does not pertain to the PHA Plan. However, the AHA is in the process of reviewing the lease to make any necessary changes or updates. Lease changes are subject to a separate review period by the residents. The AHA adheres to all requirements of the reasonable accommodation process, and when there is a conflict

between the HUD requirements and the existing language in the lease, the HUD requirements override. In this instance, the HUD requirements now require a “knowledgeable professional” verify reasonable accommodations, which is the standard that the AHA adheres to. Please note that forms and documents that the AHA provides program participants include information indicating that if the applicant or participant is a person with a disability that requires an accommodation to fully utilize the AHA’s program and provides a phone number and e-mail to request a reasonable accommodation.

Comment: **(Florence Janss)** A written comments was received stating, “The Florence Janss Resident Council wants a true independent third party from a professional organization or nonprofit that does conflict resolution, mediation or arbitration to be the Grievance Officer. The Grievance Procedure should be the Grievance Officer, the Housing Authority's Representative, the Tenant's Representative and the Tenant. Florence Janss Tenant Association should have a right request a grievance. Housing Authority should be required to enter into this to solve community conflict, so things do not escalate too far.

Pg 14 (c 2) When the AHA is required to offer Tenant the opportunity for a Grievance Hearing, The notice shall also inform Tenant of the right to request such a hearing in accordance with the AHA's Grievance Procedures, as amended from time to time. [966.4(1)(3)(ii)]”

Response: This comment does not pertain to the PHA Plan. However, the grievance hearing process is stipulated by HUD to be offered in specific cases where an individual tenant disagrees with an action taken related to their tenancy or housing assistance. In such covered processes, the AHA provides a grievance officer as required and provides the tenant with the information on the process.

Comment: **(Florence Janss)** A written comment was received stating (in regard the the Florence Janss property), “Since 138 feet of piping is being repaired and only half has been repaired, tenants on the bottom floor in the 210 building are having problems on the part that has not been repaired. We would like the rest of the plumbing to be repaired in 2025 to prevent any further problems and hardships this has caused on tenants.”

Response: The AHA has already been awarded an emergency CFP grant to address the second phase of this project.

Comment: **(Florence Janss)** The Florence Janss Resident Council submitted information on the status of their organizing documents.

Response: This comment does not pertain to the PHA Plan. However, the AHA previously provided the requirements a Public Housing resident organization must fulfill to become a duly recognized resident council. Any Public Housing resident organization complying with the requirements will be duly recognized by the AHA.

Comment: **(Florence Janss)** A written comment was submitted referencing a court case about lease provisions for firearms in Public Housing.

Response: This comment does not pertain to the PHA Plan. However, the AHA is in the process of reviewing the lease to make any necessary changes or updates and will consider

the referenced court case in consultation with legal counsel. Lease changes are subject to a separate review period by the residents.

Comment: (Florence Janss) A written comment was received asserting maintenance requests are backlogged by months, maintenance is redoing work due to improper training and low oversight of contractor work and maintenance.

Response: This comment does not pertain to the PHA Plan. However, the AHA is current in maintenance requests and does not have a backlog. The AHA trains maintenance personnel for their jobs including providing ongoing and additional training when needed. The AHA oversees all jobs performed by contractors. When issues take place, tenants need to call property management to address issues.

Comment: (Florence Janss) A written comment was received asserting, “Management uses Union Busting strategies against tenants forming a Resident Council with government funding to prevent senior and disabled tenants from advocating for their rights.”

“Housing Authority Guidance and assistance is withheld. Housing authorities' policy on tenants participating in management is withheld. Old Memorandum of understanding and bylaws were offered but then withheld.”

Response: This comment does not pertain to the PHA Plan. However, the AHA provided information to the Florence Janss tenants that were interested in forming a tenant association that provided the requirements needed to become a duly recognized tenant association. To the AHA’s knowledge, the tenants have not fulfilled the requirements; however the resident organization is permitted to operate in their unofficial structure.

Comment: (Florence Janss) A written comment was received stating, “Copy of the lease agreement for tenants to read and help each other understand which is a standardized lease for all tenants is withheld.”

Response: This comment does not pertain to the PHA Plan. However, each Public Housing tenant’s lease is provided to them at move in and a copy of their lease can be requested from their property manager.

Comment: (Florence Janss) A written comment was received stating, “Printed version Admissions & Continued Occupancy Policy (ACOP) Public Housing Administrative Plan is withheld.”

Response: The ACOP and Admin Plan are publicly available on the AHA website or at the AHA main office.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Greg Ramirez, the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Camarillo pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Area Housing Authority's Annual PHA Plan for FY 2025 and 5-year PHA plan for fiscal years 2025-2029 include activities to promote the supply of decent, safe, and affordable housing options consistent with the City's goals and priorities in the current 2020-2024 Regional Consolidated Plan and 2020 Regional Analysis of Impediments to Fair Housing. While the City has not yet adopted the 2025-2029 Regional Consolidated Plan and 2025 Regional Analysis of Impediments to Fair Housing, the Area Housing Authority's Annual Plan for FY 2025 and 5-year PHA plan for fiscal years 2025-2029 are consistent with the draft versions of those documents, because the documents all promote the supply of decent, safe, and affordable housing options.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Greg Ramirez	Title: City Manager
Signature: 	Date: March 10, 2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: CA092-Housing Authority of the County of Ventura form HUD-50077-SL (Form ID - 3075) printed by Jesus Andrade in HUD Secure Systems/Public Housing Portal at 02/06/2025 03:48PM EST

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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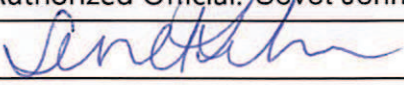
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sevet Johnson, the County Executive Officer certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Ventura County - Urban Entitlement Area pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Area Housing Authority of the County of Ventura's PHA Plan outlines the agency's policies, plans and procedures for providing housing for the County's low-income residents within their service area. This goal - the provision of housing affordable to the County's HUD eligible residents - is consistent with the Ventura County 2020-24 Regional Consolidated Action Plan and the 2020 Ventura County Analysis of Impediments to Fair Housing Choice. Moreover, it is also in line with the draft 2025-29 Regional Consolidated Action Plan and 2025 Ventura County Analysis of Impediments that will be voted on by the County of Ventura Board of Supervisors in April 2025. The AHA shares our commitment to equal opportunity and to fair housing policies.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Sevet Johnson, PsyD	Title: County Executive Officer
Signature: 	Date: 3/11/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Erika Herrera-Terriquez , the Interim City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Fillmore pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Housing Element is consistent with the Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Erika Herrera-Terriquez	Title: Interim City Manager
Signature: 	Date: 03/10/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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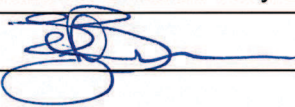
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Troy Brown, the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Moorpark pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with the current Ventura County Regional Consolidated Plan as it meets priority need, improves the quality of housing by ensuring public housing is maintained to the highest standard, as well as increases availability of housing by providing project-based vouchers throughout the AHA jurisdictional area.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Troy Brown	Title: City Manager
Signature: 	Date: 2/24/25

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027


**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ben Harvey, the City Manager, certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Ojai pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Area Housing Authority of Ventura County Annual Plan is consistent with the City of Ojai's Consolidated Plan. The AHA provides critically needed affordable housing units for those housing needs identified in the Consolidated Plan and the City of Ojai's Housing Element.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties, (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Ben Harvey	Title: City Manager
Signature:  For BEN HARVEY	Date: 2/18/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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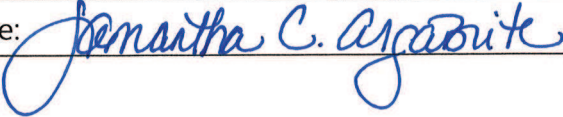
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Samantha Argabrite, the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Simi Valley pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA plan is consistent with the City of Simi Valley's Consolidated Plan. It assists low-income households by improving and/or providing much needed local services. Furthermore, it helps secure affordable rental housing. In addition, the PHA is consistent with the Analysis of Impediments to Fair Housing (AI) as communities in Ventura County are committed to offering equal housing opportunities to all existing and future residents in this area.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Samantha Argabrite	Title: City Manager
Signature: 	Date: 2.19.25

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

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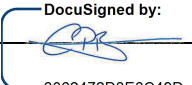
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Andrew Powers, the City Manager, certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA092 - Housing Authority of the County of Ventura is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Thousand Oaks pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with the 2020-2024 Ventura County Regional Consolidated Plan and the 2020 Ventura County Analysis of Impediments to Fair Housing Choice. The PHA Plan is also consistent with the draft 2025-2029 Ventura County Regional Consolidated Plan and the draft 2025 Ventura County Regional Analysis of Impediments to Fair Housing Choice, which are currently in public review with the final submission to HUD in May 2025. The City of Thousand Oaks has collaborated with the County of Ventura (the Lead Agency) and other county cities to produce these documents. The activities with the Area Housing Authority of the County of Ventura are consistent with the regional goals.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: Andrew Powers	Title: City Manager
Signature:  3062472D3E6C49D...	Date: 2/13/2025

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