

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Area Housing Authority of the County of Ventura</u> PHA Code: <u>CA092</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</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>355</u> Number of Housing Choice Vouchers (HCVs) <u>2569</u></p> <p>Total Combined <u>2907</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 readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan for the AHA and attachments are available for public inspection at: The main administrative office of the AHA, public housing project offices, AHA's website: ahacv.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">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> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Plan Elements
B.1	<p>Revision of Existing 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: See attachment B.1 Changes on pages marked HOTMA will be effective with the HUD implementation of HOTMA – currently slated for Jan 1, 2025.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" 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 Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> • The 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 for census tracts 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 continues to evaluate any and all capital fund opportunities for funding that permits the AHA to maintain its public housing assets to in decent, safe and sanitary condition, including Capital Fund Emergency Grants

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan. See Attachment B.3</p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Most recent HUD-approved 5-Year Action Plan was approved 7/25/2023 See attached proposed 5-Year Plan</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</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 Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4 **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N

If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing.

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

N/A

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

N/A

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

N/A

ATTACHMENT B.1
PUBLIC HOUSING ACOP CHANGES
7/1/2024

Section Description	Description of change
Discrimination Complaints	Breaks out General Housing Discrimination complaints, complaints under the Equal Access Final Rule and Violence Against Women Act complaints which were previously grouped under one heading. Under each type of complaint, the AHA policy is that the AHA will attempt to resolve the issue and advise the applicant or participant of their ability to file a complaint with HUD’s Office of Fair Housing and Equal Opportunity (FHEO)
Temporarily Absent Family Members	With the change in definition of Annual Income, update language to clarify that the income of temporarily absent family members is counted towards income of the entire household.
NSPIRE Inspections	Outlines the new inspection requirements under National Standards for the Physical Inspection of Real Estate (NSPIRE) protocols. The AHA will provide at least seven days notifications of inspections. Additionally, the AHA will perform all repairs in accordance with the timelines established by HUD.
Frequency of Reexamination	Clarification that when a flat-rent family becomes over-income, they will no longer follow the policy that they would have a reexamination every three years. They will follow the over-income requirements.
Over Income Families	For families that exceed the over-income limit for 24 consecutive months, the AHA will terminate their tenancy.
Timing of Notice	HUD requires that a 30 day notice of nonpayment of rent be used during nationwide emergency orders and permits 14 day notices of nonpayment of rent when no emergency orders are in effect. AHA aligns it policy with that directive.
<i>Throughout</i>	Included verbiage that Non-Public Housing Over-Income Households are not subject to specific policies.
<i>Throughout</i>	Update reference from Housing Quality Standards (HQS) to National Standards for the Physical Inspection of Real Estate (NSPIRE)
<i>Throughout</i>	Update Violence Against Women Act definition to include human trafficking

ATTACHMENT B.1
HCV ADMINISTRATIVE PLAN CHANGES
7/1/2024

Section Description	Description of change
Discrimination Complaints	Breaks out General Housing Discrimination complaints, complaints under the Equal Access Final Rule and Violence Against Women Act complaints which were previously grouped under one heading. Under each type of complaint, the AHA policy is that the AHA will attempt to resolve the issue and advise the applicant or participant of their ability to file a complaint with HUD’s Office of Fair Housing and Equal Opportunity (FHEO)
Criminal Activity	Criteria for denial of assistance expanded to include criminal sexual conduct (not covered under the lifetime sexual offender criteria)
Temporarily Absent Family Members	With the change in definition of Annual Income, update language to clarify that the income of temporarily absent family members is counted towards income of the entire household.
State Payment to Allow Individuals with Disabilities to Live at Home	Previously, income from a state agency to allow disabled individuals to remain at home (i.e. IHSS) were included in annual income unless the disability was a developmental disability. Under HOTMA, the income is excluded from income for any disability type.
Changes in Payment Standards - Decreases	If the AHA changes its payment standard schedule resulting in a lower payment standard amount, during the term of a HAP contract, the AHA will not reduce the payment standard used to calculate subsidy for families under HAP contract as long as the HAP contract remains in effect.
Accommodation and Individual Relief - Utility Allowance	The family may request a higher allowance in instances where the excess consumption is due to reasons out of the family’s control, such as special equipment for an ill, elderly or disabled family member.
<i>Throughout</i>	Update reference from Housing Quality Standards (HQS) to National Standards for the Physical Inspection of Real Estate (NSPIRE)
<i>Throughout</i>	Update Violence Against Women Act definition to include human trafficking

ATTACHMENT B.1
PUBLIC HOUSING ACOP CHANGES
HOTMA

Section Description	Description of change
Family Consent to Release of Information	Under HOTMA, the HUD Form 9886 – Authorization for the Release of Information/Privacy Act Notice only needs to be signed once during admission and it remains in effect throughout their program participation. The AHA policy states that if the applicant/participant revokes their authority for the AHA to verify their income or assets, they will be denied admission. The AHA must be able to verify the income and assets to establish eligibility for the program.
Restriction on Assistance Based on Assets	Family is ineligible for assistance if: <ol style="list-style-type: none"> 1. Net family assets exceed \$100,000 2. Family has real property that is suitable for occupancy by the family <ol style="list-style-type: none"> a. Suitability includes that the property is sufficient for the size of the family, defined as two-persons per bedroom plus one additional person
Overview – Annual Income	New HUD definition of Annual Income
Calculating Annual Income	Under HOTMA, HUD requires that income at initial program eligibility and at interim reexamination of income, family income is projected forward based on anticipated income for the next 12 months.
Calculating Annual Income at Annual Reexamination	Under HOTMA, annual income will be based on the previous 12 month period, taking into account changes affecting current income. This is different than current regulation which requires income at annual reexamination to be projected forward.
Earned Income Disallowance for Persons with Disabilities	Under HOTMA, the previous requirement to disregard income earned for 24 months by a disabled person returning to work (earned income). Under HOTMA, the Earned Income Disallowance is eliminated effective January 1, 2024.
Business and Self-Employment	Under HOTMA, HUD requires the AHA to establish the methodology by which to determine which business allowances may be used in determining net business income. The AHA will utilize the Internal Revenue Service (IRS) rules for allowable business expenses.
Student Financial Assistance	Under HOTMA, new regulations affect which types of financial assistance are included in income and which are excluded. Financial aid is excluded from income to the extent it is funded through the Higher Education Act (HEA) or otherwise covers actual covered costs of the education.
Periodic Payments	Language updated to align with HOTMA requirements that all periodic payments are included in income.
Lump Sum Payments	Language updated to align with HOTMA requirements that all lump sum payments as a result of a delay in processing a periodic payment are included in income, unless specifically excluded by regulation. If a lump sum payment is as a result of a delayed in processing for a

	period outside the annual reexamination, an interim reexamination will be conducted to capture it in the correct period.
Alimony and Child Support	Under HOTMA, alimony and child support payments will be included in income based upon the actual amount being received.
State Payment to Allow Individuals with Disabilities to Live at Home	Previously, income from a state agency to allow disabled individuals to remain at home (i.e. IHSS) were included in annual income unless the disability was a developmental disability. Under HOTMA, the income is excluded from income for any disability type.
Additional Exclusions from Annual Income	Added the income exclusions established by regulation
Overview – Assets	Updates the language for HOTMA requirements about the treatment of assets and income from assets. Current circumstances are used to determine the value and income unless additional information needs to be considered.
Assets Disposed of for Less Than Fair Market Value	<p>Current HUD guidance requires that when an asset is disposed of for less than fair market value within the past two years, the difference between the disposal price and the fair market value must be included in income.</p> <p>Under HOTMA, HUD permits a threshold for counting the income. AHA policy is that a difference of less than \$1,000 will not be counted as income.</p> <p>Assets disposed of as part of a divorce or separation settlement or in a foreclosure will not be considered as disposed of at less than fair market value.</p>
Asset Inclusions and Exclusions	<p>Assets less than \$50,000 do not count towards net family assets for purposes of determining program eligibility. Non-necessary personal property in excess of \$50,000 will be included in income calculations.</p> <p>The family’s estimate of value will be used unless there is reason to believe the value is off by more than \$50 and then an appraisal. In such case, an appraisal may be obtained.</p>
Dependent Deduction	Under HOTMA, the deduction amount will be adjusted by HUD annually based on CPI.
Elderly or Disabled Deduction	Under HOTMA, new deduction is \$525 and the deduction amount will be adjusted by HUD annually based on CPI.
Health and Medical Care Expense Deduction	Under HOTMA, the medical deduction has been expanded to any costs incurred in excess of ten percent of annual income for the diagnosis, cure, mitigation, treatment, or prevention of disease or payments for treatments affecting any structure or function of the body
Hardship Exemptions	<p>Under HOTMA the threshold for which the health and medical care expenses must exceed is ten percent of annual income. The current policy is three percent. HUD is providing exemption options for the transition.</p> <ol style="list-style-type: none"> 1. Phased-In Relief – for those already receiving the medical deduction, the family is eligible for a threshold of 5% for 12

	<p>months, 7.5% for the next 12 months, then after the 24 months they will transition to the 10% threshold.</p> <p>2. For families who are experiencing a hardship due to change in expenses or income, they may qualify for the general relief of adjustment of the threshold to 5% for a 90-day period.</p>
Child Care Expense Hardship Exemption	Under HOTMA, if the family's child care expense deduction would be ending, the family may request a 90-day exemption if they can demonstrate a financial hardship and that the child care is still necessary.
Use of Other Programs' Income Determination	Under HOTMA, HUD permits PHAs to use the income determinations of other federal programs (i.e. TANF, SNAP, etc). The AHA policy is not to accept the income calculations because the income must still be verified through HUD systems.
Streamlined Income Determination	Under HOTMA, HUD permits families with 90% or more of their income from fixed sources to only have an inflationary adjustment factor applied to their income for three years rather than undergo an annual reexamination. However, if any source changes or if the percent of fixed income falls below 90%, a full reexamination must be conducted. The AHA policy will not adopt streamlined reexaminations due to the administrative burden.
Interim Decreases	Under HOTMA, interim reexaminations for decreases in income will be performed when the change is 10 percent or greater, unless the family size decreases due to a death of a family member or when a family member leaves the household. In those instances, an interim for a decrease in income will be conducted regardless of the percentage.
Interim Increases	Under HOTMA, interim reexaminations of income for increases in earned income will not be performed unless the family had previously reported a decrease in earned income and an interim reexamination was performed to account for the decrease in income. An interim reexamination will be performed if unearned income increases 10 percent or more.
Non-Interim Reexamination Transactions	Under HOTMA, there are transactions that must be submitted to HUD that do not meet the criteria for an interim reexamination, such as updating the hardship exemption for health and medical care expenses, removing a family member, etc. HUD has created and special reporting type called non-interim reexamination transactions.

ATTACHMENT B.1
HCV ADMINISTRATIVE PLAN CHANGES
HOTMA

Section Description	Description of change
Family Consent to Release of Information	Under HOTMA, the HUD Form 9886 – Authorization for the Release of Information/Privacy Act Notice only needs to be signed once during admission and it remains in effect throughout their program participation. The AHA policy states that if the applicant/participant revokes their authority for the AHA to verify their income or assets, they will be denied admission. The AHA must be able to verify the income and assets to establish eligibility for the program.
Mandatory Denial of Assistance	HUD added two mandatory reasons for denial: 1. Any family member fails to sign the consent forms 2. Family does not meet the restrictions on net assets and real property ownership
Restriction on Assistance Based on Assets	Family is ineligible for assistance if: 1. Net family assets exceed \$100,000 2. Family has real property that is suitable for occupancy by the family a. Suitability includes that the property is sufficient for the size of the family, defined as two-persons per bedroom plus one additional person
Overview – Annual Income	New HUD definition of Annual Income
Calculating Annual Income	Under HOTMA, HUD requires that income at initial program eligibility and at interim reexamination of income, family income is projected forward based on anticipated income for the next 12 months.
Calculating Annual Income at Annual Reexamination	Under HOTMA, annual income will be based on the previous 12 month period, taking into account changes affecting current income. This is different than current regulation which requires income at annual reexamination to be projected forward.
Earned Income Disallowance for Persons with Disabilities	Under HOTMA, the previous requirement to disregard income earned for 24 months by a disabled person returning to work (earned income). Under HOTMA, the Earned Income Disallowance is eliminated effective January 1, 2024.
Business and Self-Employment	Under HOTMA, HUD requires the AHA to establish the methodology by which to determine which business allowances may be used in determining net business income. The AHA will utilize the Internal Revenue Service (IRS) rules for allowable business expenses.
Student Financial Assistance	Under HOTMA, new regulations affect which types of financial assistance are included in income and which are excluded. Financial aid is excluded from income to the extent it is funded through the Higher Education Act (HEA) or otherwise covers actual covered costs of the education.
Periodic Payments	Language updated to align with HOTMA requirements that all periodic payments are included in income.
Lump Sum Payments	Language updated to align with HOTMA requirements that all lump sum payments as a result of a delay in processing a periodic payment are included in income, unless specifically excluded by regulation.

	If a lump sum payment is as a result of a delayed in processing for a period outside the annual reexamination, an interim reexamination will be conducted to capture it in the correct period.
Alimony and Child Support	Under HOTMA, alimony and child support payments will be included in income based upon the actual amount being received.
Additional Exclusions from Annual Income	Added the income exclusions established by regulation
Overview – Assets	Updates the language for HOTMA requirements about the treatment of assets and income from assets. Current circumstances are used to determine the value and income unless additional information needs to be considered.
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Asset Inclusions and Exclusions	<p>Assets less than \$50,000 do not count towards net family assets for purposes of determining program eligibility. Non-necessary personal property in excess of \$50,000 will be included in income calculations.</p> <p>The family’s estimate of value will be used unless there is reason to believe the value is off by more than \$50 and then an appraisal. In such case, an appraisal may be obtained.</p>
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Health and Medical Care Expense Deduction	Under HOTMA, the medical deduction has been expanded to any costs incurred in excess of ten percent of annual income for the diagnosis, cure, mitigation, treatment, or prevention of disease or payments for treatments affecting any structure or function of the body
Hardship Exemptions	<p>Under HOTMA the threshold for which the health and medical care expenses must exceed is ten percent of annual income. The current policy is three percent. HUD is providing exemption options for the transition.</p> <ol style="list-style-type: none"> 1. Phased-In Relief – for those already receiving the medical deduction, the family is eligible for a threshold of 5% for 12 months, 7.5% for the next 12 months, then after the 24 months they will transition to the 10% threshold. 2. For families who are experiencing a hardship due to change in

	expenses or income, they may qualify for the general relief of adjustment of the threshold to 5% for a 90-day period.
Child Care Expense Hardship Exemption	Under HOTMA, if the family's child care expense deduction would be ending, the family may request a 90-day exemption if they can demonstrate a financial hardship and that the child care is still necessary.
Use of Other Programs' Income Determination	Under HOTMA, HUD permits PHAs to use the income determinations of other federal programs (i.e. TANF, SNAP, etc). The AHA policy is not to accept the income calculations because the income must still be verified through HUD systems.
Streamlined Income Determination	Under HOTMA, HUD permits families with 90% or more of their income from fixed sources to only have an inflationary adjustment factor applied to their income for three years rather than undergo an annual reexamination. However, if any source changes or if the percent of fixed income falls below 90%, a full reexamination must be conducted. The AHA policy will not adopt streamlined reexaminations due to the administrative burden.
Interim Increases	Under HOTMA, interim reexaminations of income for increases in earned income will not be performed unless the family had previously reported a decrease in earned income and an interim reexamination was performed to account for the decrease in income. An interim reexamination will be performed if unearned income increases 10 percent or more.

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 63 emergency housing vouchers to assist households that are homeless; at-risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The AHA partners with the Ventura County Continuum of Care for the administration of this assistance.
- The AHA has been awarded 17 additional Housing Choice Vouchers
- To further serve its communities and families, the AHA continues to promote its Section 8 Homeownership Program within its jurisdictional areas.
- Where feasible, the AHA continues to seek additional project-based units.
- 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 to partner 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. The AHA entered into an agreement with LifeSTEPS, Inc. to provide case management services and operate an after-school program which consists of tutoring, recreation, leadership meetings, and other activities at many of its public housing properties.
- 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.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the County of Ventura			Locality (City/County & State)			
PHA Number: CA092			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$303,483.00	\$303,483.00	\$303,483.00	\$303,483.00	\$303,483.00
	1854 LOS FELIZ DR APTS (CA092000007)	\$592,786.00	\$192,638.00			\$50,000.00
	FLORENCE JANSS APTS (CA092000005)		\$400,148.00			
	WHISPERING OAKS (CA092000003)			\$442,882.00	\$592,786.00	\$200,000.00
	ROTH APARTMENTS (CA092000009)			\$149,904.00		\$250,000.00
	ELLIS TERRACE (CA092000015)					\$92,786.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$303,483.00
ID0068	Operations(Operations (1406))	Operations		\$75,000.00
ID0069	Administration(Administration (1410)-Salaries)	Administration-salaries		\$89,626.00
ID0070	Management Improvements(Management Improvement (1408)-Other)	Management Improvements-Other		\$89,626.00
ID0071	Audit Fees(Contract Administration (1480)-Audit)	Contract Administration - Audits		\$2,500.00
ID0072	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Contract Administration		\$46,731.00
	1854 LOS FELIZ DR APTS (CA092000007)			\$592,786.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	HVAC Replacement(Dwelling Unit-Interior (1480)-Mechanical)	HVAC Replacement		\$592,786.00
	Subtotal of Estimated Cost			\$896,269.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$303,483.00
ID0092	Operations(Operations (1406))	Operations		\$75,000.00
ID0093	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0094	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$89,626.00
ID0095	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0096	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	FLORENCE JANSS APTS (CA092000005)			\$400,148.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0098	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace existing roof		\$400,148.00
	1854 LOS FELIZ DR APTS (CA092000007)			\$192,638.00
ID0108	Replace Front Entry System(Non-Dwelling Exterior (1480)-Doors)	Replace Front Doors		\$192,638.00
	Subtotal of Estimated Cost			\$896,269.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$303,483.00
ID0099	Operations(Operations (1406))	Not associated with any specific development		\$75,000.00
ID0100	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$89,626.00
ID0101	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0102	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0103	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	WHISPERING OAKS (CA092000003)			\$442,882.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0104	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement		\$442,882.00
	ROTH APARTMENTS (CA092000009)			\$149,904.00
ID0109	Replace Front Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Front Door Entry System		\$149,904.00
	Subtotal of Estimated Cost			\$896,269.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$303,483.00
ID0110	Operations(Operations (1406))	Operations		\$75,000.00
ID0111	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$89,626.00
ID0112	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0113	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0114	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	WHISPERING OAKS (CA092000003)			\$592,786.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0116	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement		\$592,786.00
	Subtotal of Estimated Cost			\$896,269.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$303,483.00
ID0117	Operations(Operations (1406))	Operations		\$75,000.00
ID0118	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0119	Managemant Improovements (Management Improvement (1408)-Other)	Management Improvements		\$89,626.00
ID0120	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0121	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	WHISPERING OAKS (CA092000003)			\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0122	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$200,000.00
	1854 LOS FELIZ DR APTS (CA092000007)			\$50,000.00
ID0123	Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Door Replacement		\$50,000.00
	ROTH APARTMENTS (CA092000009)			\$250,000.00
ID0124	Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Door Replacement		\$50,000.00
ID0125	HVAC Replacement (Dwelling Unit-Interior (1480)-Mechanical)	HVAC Replacement		\$200,000.00
	ELLIS TERRACE (CA092000015)			\$92,786.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$75,000.00
Administration(Administration (1410)-Salaries)	\$89,626.00
Management Improvements(Management Improvement (1408)-Other)	\$89,626.00
Audit Fees(Contract Administration (1480)-Audit)	\$2,500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$46,731.00
Subtotal of Estimated Cost	\$303,483.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$75,000.00
Administration(Administration (1410)-Salaries)	\$89,626.00
Management Improvements(Management Improvement (1408)-Other)	\$89,626.00
Audit Fees(Contract Administration (1480)-Audit)	\$2,500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$46,731.00
Subtotal of Estimated Cost	\$303,483.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$75,000.00
Management Improvements(Management Improvement (1408)-Other)	\$89,626.00
Administration(Administration (1410)-Salaries)	\$89,626.00
Audit Fees(Contract Administration (1480)-Audit)	\$2,500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$46,731.00
Subtotal of Estimated Cost	\$303,483.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$75,000.00
Management Improvements(Management Improvement (1408)-Other)	\$89,626.00
Administration(Administration (1410)-Salaries)	\$89,626.00
Audit Fees(Contract Administration (1480)-Audit)	\$2,500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$46,731.00
Subtotal of Estimated Cost	\$303,483.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$75,000.00
Administration(Administration (1410)-Salaries)	\$89,626.00
Managemant Improovements (Management Improvement (1408)-Other)	\$89,626.00
Audit Fees(Contract Administration (1480)-Audit)	\$2,500.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$46,731.00
Subtotal of Estimated Cost	\$303,483.00