

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: 02/29/2016
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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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

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 Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2021</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Display locations for PHA Plans and Supporting Documents: The PHA Plans and attachments (if any) are available for public inspection at:</p> <p><input type="checkbox"/> The main administrative office of the PHA.</p> <p><input type="checkbox"/> The public housing project offices</p> <p><input type="checkbox"/> The PHA'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" data-bbox="181 1297 1445 1934"> <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> <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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The Area Housing Authority of the County of Ventura shall be a leader in providing opportunities and assistance to people in need of affordable housing through development, acquisitions, and partnerships.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. SEE ATTACHED
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHED
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. Activities or services relative to Housing Authority adherence to VAWA, for child or adult victims of domestic violence, dating violence, sexual assault or stalking: <ul style="list-style-type: none"> <input type="checkbox"/> The Housing Authority adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate. <input type="checkbox"/> The AHA notifies program participants of their protections and rights under VAWA at the time of admission, as well as at the time of annual reexamination. 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. <input type="checkbox"/> HCV applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence, or stalking, so long as the applicant otherwise qualifies for assistance. <input type="checkbox"/> The AHA observes a local preference for Involuntarily Displaced (includes victims of domestic violence). <input type="checkbox"/> The AHA informs property owners and managers about their screening and termination responsibilities as it relates to VAWA.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. AHA's definition is a 50% deletion from, or addition to, the goals and objectives as a whole; and 50% or more decrease in quantifiable measurement of any individual goal and objective. Significant amendment or modification to the Annual Plan is any 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 a regulatory 30-day posting; any submission to HUD that requires a separate notification to residents; Public Housing conversions; Demolition/Disposition; designated housing or homeownership programs; and any change inconsistent with local approved Consolidated Plans and the discretion of the AHA's Executive Director.
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i>

5-YEAR PHA PLAN

Item B.2 Goals

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

PHA Goal: Expand the supply of assisted housing

Objectives:

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

PHA Goal: Preserve existing housing

Objectives:

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

PHA Goal: Improve the quality of assisted housing and provide a safe, secure and improved living environment

Objectives:

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

PHA Goal: Increase assisted housing choices.

Objectives:

- Provide voucher mobility counseling: Continue to maintain lists of available housing in all neighborhoods within the AHA's jurisdiction to ensure greater mobility and housing choices
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program:
 - Homeownership Program policy and requirements are detailed in the AHA's Administrative Plan for the Section 8
- Housing Choice Voucher Program
- Implement Public Housing site-based waiting lists:
 - Continue administering site-based waiting lists in which applicants may designate the development(s) in which they seek to reside

PHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve the employability of assisted households
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Other: (list below)
 - Administer funding to provide supportive services and wellness programs for independent living for the elderly and disabled

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

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

PHA Goal: Provide an improved living environment

Objectives:

- Create partnerships with local agencies to create opportunities for and provide supportive services to AHA residents
- Maintain a positive, supportive, and proactive property management approach at AHA properties

PHA Goal: Enhance the marketability and perception of both Public Housing and the AHA

Objectives:

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

PHA Goal: Manage the Section 8 tenant-based assistance program in an effective and efficient manner

Objectives:

- Maximize lease-up of Section 8 Vouchers in regard to available funds
- Improve and sustain the utilization rate for tenant-based assistance
- Apply for additional vouchers as they become available

PHA Goal: Manage the Public Housing program in an effective and efficient manner

Objectives:

- Endeavor to be designated as a High Performer
- Endeavor to sustain an occupancy rate of at least 98 percent for the next five years

5-YEAR PHA PLAN

Item B.3 – Progress in Meeting Goals

- Despite funding and regulation obstacles, the AHA adapted to changes and continued to address issues needed to attain its own goals in one of the highest-cost counties in the state. The AHA continues to be viewed as a community leader throughout Ventura County. Through our good work and stewardship and by producing and maintaining high quality affordable housing, as well as bettering the lives of the residents we serve, the AHA has developed an excellent reputation and earned a great deal of public goodwill, which can be leveraged to further the production of needed affordable housing for the community.
- The AHA continues to be called upon occasionally by both non-profit housing developers and social service agencies to assist with financing their housing endeavors on a tax-exempt basis, as well as providing rental subsidies. Both of these tools, tax exempt financing assistance and rental assistance, are key tools for making affordable housing projects economically feasible in the Ventura County housing market. The AHA recognizes that it cannot meet all of the community's affordable housing needs on its own and remains poised and available to work with others on this important community goal.
- The AHA continues to research the availability of land in its jurisdictions suitable for development, or the acquisition of affordable housing.
- The AHA has been awarded 20 additional vouchers under the Veterans Administration Supportive Housing (VASH) program.
- To further serve its communities and families, the AHA continues to promote its Section 8 Homeownership Program within its jurisdictional areas. Selected families are offered the opportunity to convert their Section 8 tenant-based rental assistance into homeownership.
- Where feasible, the AHA continues to seek additional project-based units.
- The AHA was awarded emergency CFP funding for the repair of elevators and roofing at three of its public housing properties ensuring the safety of its residents and securing the sustainability of its capital assets.
- The AHA has applied for and been awarded ROSS grant applications for funds which will be used to establish or enhance services for its resident households.
- The AHA has experienced ongoing implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments through the Capital Fund program.
- The AHA's Resident Services Department continues to work by partnering residents with local facilities and agencies, to assist them in developing successful life management skills. In conjunction with Ventura County social services agencies and the community at large, the Resident Services Department provides access and information on employment, education and tutoring, parenting, wellness, health, and safety. Also, in conjunction with Conejo Valley and Ventura Unified School Districts, and the Superintendent of Schools Office to provide a summer lunch program and operate an after-school program which consists of tutoring, recreation, leadership meetings, and other activities.
- The AHA continues to recruit families who are eligible to participate in the Housing Choice Voucher Program's Family Self-Sufficiency (FSS) Program. This worthwhile program provides additional resources which help families develop realistic and obtainable goals, along with support and encouragement to reach those goals and become self-sufficient. The AHA does its best to help such families reach their goal to become independent of welfare.
- AHA directors and managers continue to be actively involved with community issues and participate in affordable housing planning.
- To promote positive public relations for the AHA and enhance program awareness, public presentations are made by the Executive Director and the Community Relations Manager on affordable housing issues.