



**Area Housing Authority
of the County of Ventura
CA092**

**5 Year and Annual Plan – Fiscal Year 2016
Form HUD-50075**

Area Housing Authority of the County of Ventura's
5- Year and Annual Plan for FY2016
was made available for public review for a 45-day period,
commencing on January 26, 2015, until March 12, 2015,
after which time a Public Hearing was held on March 18, 2015, at 3:00 p.m.
and members of the public were invited to forward their
written comments to the attention of the Executive Director.

1.0	PHA Information PHA Name: <u>Area Housing Authority of the County of Ventura</u> PHA Code: <u>CA092</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2015</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>355</u> Number of HCV units: <u>2,532</u>
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3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	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.
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5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
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- A. Goals**
 The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation.
- HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**
- 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.
 - Endeavor to acquire units for conversion to homeownership during the next five years.
 - Acquire or build units or developments.
 - PHA Goal: Improve the quality of assisted housing and provide a safe, secure and improved living environment.**
Objectives:
 - Improve Public Housing management: (PHAS score) 93 High Performer
 - Maintain voucher management: (SEMAP score) 150 points (out of 145) – High Rating
 - Renovate or modernize Public Housing units, utilizing tax credits if applicable.
 - 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 community-wide waiting list in which applicants may designate the development(s) in which they seek to reside (i.e., a site-based waiting list).

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment.

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income Public Housing households into lower income developments:
 - Conduct annual analysis of tenant incomes as identified in the AHA's Public Housing Admissions and Continued Occupancy Policy (PH ACOP) to assist in deconcentration efforts.
 - Offer incentives for higher income families as identified in PH ACOP.
- Implement measures to promote income mixing in Public Housing by assuring access for lower income families into higher income developments:
 - Conduct annual analysis of tenant incomes as identified in PH ACOP to assist in deconcentration efforts.
 - Retain provision as identified in PH ACOP to allow skipping of a family on the waiting list specifically to reach another family with a lower or higher income. Such skipping will be uniformly applied until the target threshold is met.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

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.
 - Continue support for AHA's Resident Council to increase membership and level of participation.

HUD Strategic Goal: Ensure Equal Opportunity in housing for all Americans.

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.

Other PHA Goals and Objectives: (list below)

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 single family and multi-family structures for affordable housing.
- Identify opportunities to acquire properties/complexes that may be converted to market rate rentals (Section 202).
- Maintain AHA properties in a decent, safe, and sanitary condition and make necessary repairs within a reasonable time frame.

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, to ensure the highest score possible in this PHAS rating element:
 - 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 to qualify as at least a standard performer under the SEMAP reporting system.

Objectives:

- Maximize lease-up of Section 8 Vouchers in regard to available funds.
- Improve and sustain the utilization rate for tenant-based assistance.

PHA Goal: Manage the Public Housing program in an effective and efficient manner to qualify as at least a standard performer.

Objectives:

- Continue to retain status as High Performer.
- Endeavor to sustain an occupancy rate of at least 98 percent for the next five years.

<input checked="" type="checkbox"/>	<p>PHA Goal: Implement procedures to enhance ability to serve clients. Objectives: <input checked="" type="checkbox"/> Establish database/statistical analysis for jurisdictional demographics to better reflect population to be served.</p>
<input checked="" type="checkbox"/>	<p>PHA Goal: Promote the protections and rights provided under the VAWA. Objectives: <input checked="" type="checkbox"/> Continue to observe local preferences for Involuntary Displaced (includes victims of domestic violence, dating violence, sexual assault or stalking), a victim of domestic violence, dating violence, or stalking, so long as the applicant otherwise qualifies for assistance. <input checked="" type="checkbox"/> Continue the policy and practice of notifying clients of their protections and rights under VAWA at admission to a program as well as during the annual re-examination, including confidentiality requirements and contact information for local victim advocacy groups, etc. <input checked="" type="checkbox"/> Continue the policy and practice which prohibits applicants from being 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.</p>

B. PHA Progress in Meeting Mission & Goals Described in Five-Year Plan, FY2010-2014
The following provides a statement of the progress against goals and objectives identified in the PHA's 5-Year Plan for Fiscal Years 2010 to 2014.

- 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 Housing Authority 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 completed and submitted ROSS grant applications for funds which will be used to establish or enhance services for its resident households.
- The Housing Authority has experienced ongoing implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments through the Capital Fund program.
- To further serve its communities and families, the AHA continues to promote its Section 8 Homeownership Program within jurisdictional areas. Selected families are offered the opportunity to convert their Section 8 tenant-based rental assistance into homeownership. To accomplish that goal, the Housing Authority partners with Cabrillo Economic Development Corporation (CEDC) to provide Section 8 homeownership counseling, training, and financial assistance.
- Where feasible, the AHA continues to seek additional project-based units.
- 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, adult education and tutoring, parenting skills, wellness programs, health screening, drug abuse treatment and rehabilitation, adult and child protective services, child care, food banks, safety and anti-fraud presentations.
- 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 housing authority does its best to help such families reach their goal to become independent of welfare.
- To promote positive public relations for the AHA and enhance program awareness, public presentations are made by the Executive Director and the Community Relations Coordinator on affordable housing issues.
- AHA directors and managers continue to be actively involved with community issues and participate in affordable housing planning.
- Resident Services Department staff works with the Ventura Unified School District 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.
- 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 Housing Authority 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.

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

A. Revised PHA Plan Elements

Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Capital Fund Program Annual Statement updated.
- Capital Fund Program Five-Year Action Plan updated.
- Public Housing Conversion.

B. Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

Display locations for PHA Plans and Supporting Documents:

The PHA Plans and attachments (if any) are available for public inspection at:

- The main administrative office of the PHA.
- The PHA's website: ahacv.org

PHA Plan Elements (24 CFR 903.7)**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures.****AHA Policies for Public Housing:**

- When the waiting list is open, interested persons may apply for admission to the Public Housing waiting list by obtaining an application either by downloading it from the Housing Authority's website, or by appearing in person to pick it up at the AHA's main administrative office or one of the other posted locations in AHA's jurisdiction. Upon opening of its waiting list, advertisements are placed in both the local newspaper and Spanish language newspaper; those advertisements specify the website address, the locations where, and hours when, applications can be obtained, as well as the period of time applications will be taken. The AHA verifies eligibility for admission to Public Housing when the family reaches the top of the waiting list, at which time a full application is completed. Final determination of eligibility for admission occurs and the AHA ensures that verification of all HUD and AHA eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit.
- Screening factors used by the AHA to establish eligibility for admission to Public Housing: criminal or drug-related activity, rental history, credit history, eviction history, living or housekeeping habits at prior residences, history of repeated acts of violence, history of threatening behavior, history of alcohol or substance abuse, sex offender registration requirement, and/or conviction for manufacture of methamphetamine on the premises of federally assisted housing. The AHA consults with local law enforcement agencies to determine eligibility.
- AHA maintains a community-wide waiting list, within that list applicants may designate development(s) in which they seek to reside.
- Applicants are ordinarily given vacant unit choices before they fall to the bottom or are removed from the waiting list; applicants are kept informed prior to removal from the waiting list, so as to ensure the applicant makes an educated decision and choice.
- The AHA plans to exceed federal targeting requirements by targeting more than 40% of all new admissions to Public Housing to families at or below 30% of median area income.
- In the following circumstances, transfers take precedence over new admissions: emergencies, over-housed, medical justification, and/or administrative reasons determined by the AHA such as permit modernization work.
- The AHA has an established list of preferences for admission: resident, working families, and veteran/active serviceperson.
- Applications are placed in ranking order by date and time of receipt.

AHA Policies for HCV:

- When the waiting list is open, interested persons may apply for admission to the Section 8 waiting list by obtaining an application either by downloading it from the Housing Authority's website, or by appearing in person to pick it up at the AHA's main administrative office or one of the other posted locations in AHA's jurisdiction. Upon the opening of its waiting list, advertisements are placed in both the local newspaper and Spanish language newspaper; those advertisements specify the website address, the locations where, and hours when, applications can be obtained, as well as the period of time applications will be taken. In accordance with QHWRA, the AHA will admit families whose income does not exceed 50% of AMI and families whose income does not exceed 80% of the AMI, but only to the extent that the allowable 25% maximum is not exceeded.
- The AHA verifies eligibility for admission to the Section 8 Housing Choice Voucher Program when the family reaches the top of the waiting list, at which time a full application is completed. Final determination of eligibility for admission occurs and the AHA ensures that verification of all HUD and AHA eligibility factors is current.
- Factors used by the AHA to establish eligibility for admission to HCV: criminal or drug-related activity, eviction history, history of alcohol or substance abuse, sex offender registration requirements, and/or conviction for manufacture of methamphetamine on the premises of federally assisted housing. The AHA consults with local law enforcement agencies to determine eligibility.
- The AHA has an established list of preferences for admission: elderly, resident, disabled, veteran/active serviceperson, others including involuntarily displaced (includes victims of domestic violence or hate crimes, and witness protection) and substandard housing (includes homeless). Applicants will be placed on the waiting list according to any preference(s) for which they qualify and applications will be selected by drawing or random choice technique. Whichever method is selected will be used for the duration of each period that applications are being accepted. When the AHA opens the waiting list from time to time for particular preferences (in accordance with Chapter 4, Section III.C of the Administrative Plan), applicants will be grouped by preference and then ordered by date and time of application. Such applicants will then be added to the waiting list which was originally selected and ordered by drawing or random choice.
- The AHA has a dedicated call-in phone extension which is a toll free number, for Section 8 applicants to leave messages when requesting information about their position on the waiting list.

2. Financial Resources.

The AHA anticipates the following financial resources to be available for the support of Federal Public Housing and HCV programs administered by the AHA: Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, Annual Contributions for Section 8 Tenant-Based Assistance.

3. Rent Determination.

AHA Rent Determination Policies for Public Housing:

- The AHA does not employ any discretionary rent-setting policies for income-based rent in Public Housing, and has not adopted discretionary minimum rent hardship exemption policies.
- Minimum Public Housing rent: \$50.
- The AHA uses the following discretionary deductions and/or exclusions policies: income of a member of the family previously unemployed for one or more years, income of a member of the family during participation in any economic self-sufficiency or job training program, income of a member of the family who was assisted under any State program such as CalWORKS within 6 months.
- The AHA has no ceiling rents in place.
- For purposes of rent re-determination, all changes in family composition must be reported within 10 calendar days. Members of the family residing in the unit must be approved by the AHA.

AHA Rent Determination Policies for HCV Housing:

- The AHA bases its payment standards on published HUD FMRs, which are re-evaluated annually.
- In determining adequacy of its payment standard, the AHA considers the success rates of assisted families, rent burdens of assisted families, and Section 8 funding of per-unit cost.
- Minimum HCV rent: \$50.
- The AHA has adopted no discretionary minimum rent hardship exemption policies.

4. Operation and Management.

Statement of rules, standards, and policies which govern maintenance of housing owned, assisted, or operated by the AHA:

- The AHA maintains dwelling units and the project in decent, safe and sanitary condition and makes necessary repairs within a reasonable time frame.
- The AHA inspects each dwelling unit prior to move-in, at move-out, and annually during occupancy.
- A supervisor or other qualified person conducts quality control inspections of a sample of units to ensure each inspector is conducting accurate and complete inspections and there is consistency in application of HQS/UPCS.
- If damages have been caused by a household member or guest, the family can be charged for reasonable cost of repairs. The AHA may also determine it necessary to take lease enforcement action against the family, if appropriate.
- Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, purposely disengage the unit's smoke detector, or cause damage to the unit are in violation of the lease. In such a case, the AHA provides proper notice of lease violation.
- When applicable, families are charged for maintenance and/or damages according to the AHA's actual cost of labor and materials to make needed repairs.
- It is the policy of the AHA that all properties owned, managed or otherwise controlled by the AHA shall be smoke-free. The no-smoking rules apply to residents, guests, employees and vendors.

5. Grievance Procedures.

Grievance, informal hearing, and review procedures which the AHA makes available to residents and applicants:

- In the case of a decision which may have a negative impact on an applicant family, it is the right of the complainant to appeal the decision and request an informal hearing before a hearing panel.
- Housing Authority Grievance Procedures detail the manner in which this hearing is arranged and conducted.
- Said Grievance Procedures are incorporated by reference in the tenant lease and a copy is provided the tenant.
- Following a hearing panel decision which favors the AHA or project management, the complainant may request an appeal.

6. Designated Housing for Elderly and Disabled Families.

Public Housing projects owned and operated by the AHA which are currently designated for occupancy by elderly or disabled:

- Florence Janss Apartments, Thousand Oaks, CA (CA16P092005); 3/31/1983; 64 senior and disabled units.
- Tafoya Terrace Apartments, Moorpark, CA (CA16P092010); 1/31/1986; 30 senior and disabled units.
- Whispering Oaks Apartments, Ojai, CA (CA16P092003); 4/30/1981; 101 senior and disabled units.

7. Community Service and Self-Sufficiency.

Services and amenities for Public Housing assisted families:

- Adult residents contribute 8 hours per month of community service or can participate in economic self-sufficiency program.
- The Transportation Program provides rides for senior residents, with specific assigned transportation days at each site.
- While school is in session, after-school programs for youth are held at several sites. (Partnership with California Lutheran University)
- The poster contest entitled "What Home Means to Me" was held for the fourth year in a row, with all winners receiving valuable gift cards, sponsored by Montecito Bank and Trust.
- Quarterly Nutrition presentations are offered to educate seniors of the importance of a healthy, balanced diet.
- *Food Share* operates the *Cal-Fresh* program at family and senior sites, on an as-needed basis. This federally funded program helps low income families buy the food they need for good health.
- Local service providers make presentations to residents on a variety of valuable topics.
- During summer months, the Lunch Program serves lunches to resident children; this program provided a total of 2,574 lunches to resident children last summer. In addition, summer activities, field trips, poster contests, and arts and crafts workshops were organized.
- Transportation services are provided to residents for doctor's appointments (in and out of the County), group grocery shopping, pharmacies and other locations. This helps to enhance the quality of life, especially that of resident seniors and the disabled.
- Local agencies offer informative presentations on senior issues.
- Referrals to supportive services are offered to seniors through the Case Management Program. The program links residents with resources in the community including *Meals on Wheels*, the *Senior Share Program*, *HICAP* information, safety education, and assistance with medical and Medi-Care questions.
- Summer employment training is available to Public Housing residents in partnership with the Ventura Unified School District. Residents are trained in the areas of food safety, reporting and interviewing skills.
- Sports scholarships are offered to children interested in participating in AYSO, self-defense, dance and much more, activities that were made possible through PILOT funding.

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- At the Housing Authority's project located on Charles Street in the City of Moorpark, CA, subjects such as math and the multiplication tables, ABC's, counting, coloring, etc., are offered to young resident children, depending upon age. Youth ages 10 and over receive homework assistance in a positive atmosphere. These youths are offered resume building tips, and discuss teen issues with their peers and counselors.
- Holiday programs are coordinated during the months of November and December to provide families with extra assistance. Most of the holiday programs are made possible in partnership with other non-profit organizations and donations from private benefactors.

8. Safety and Crime Prevention.

The Housing Authority's plan for safety and crime prevention to ensure the safety of Public Housing residents:

- Families must meet eligibility criteria. Denial of admission can be based on certain types of current or past behaviors of family members, in an effort to address resident safety and crime prevention.
- Admission can be denied any applicant who has engaged in certain criminal activity or if the Housing Authority has reasonable cause to believe a household member's current use or pattern of use of illegal drugs may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. The AHA may obtain information from drug abuse treatment facilities if deemed appropriate.
- Any member of the household who has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity can be denied admittance, according to Housing Authority policy. Likewise, any family with a pattern of disturbing neighbors, destroying property, or undesirable housekeeping standards can be denied admittance.
- The Housing Authority may obtain police and court records within the past five years to screen applicants for admission to its Public Housing program and check for any evidence of disturbance of neighbors or destruction of property that might have resulted in arrest or conviction.
- AHA's Resident Services department partners with local law enforcement, fire departments, and the District Attorney's victim advocates to arrange safety and anti-fraud presentations to residents, in order to ensure awareness and crime prevention.

9. Pets.

Rules (non-inclusive) adopted by the AHA on keeping of pets:

- The Housing Authority has a pet policy in place with regard to both assistance animals and pets for all developments.
- Residents must ensure that animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.
- Pets must be registered with the AHA before they are brought onto the premises, and pets will not be approved to reside in a unit until there has been completion of the registration requirements detailed in its pet policy and applicable house rules. Said policy defines reasonable requirements including limitations and/or prohibitions.
- Residents who have been approved to have a pet must enter into a pet agreement and pay a pet deposit.
- Pets must be maintained within the resident's unit. When outside the unit, dogs and cats must be kept on a leash or carried and under control of the resident at all times.
- Standards of care and cleanliness must be met and tenants who own or keep pets in their units may be required to pay a refundable pet deposit, in addition to any other financial obligation.

10. Civil Rights Certification.

- The AHA complies fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including: Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act, Violence Against Women Reauthorization Act of 2005, and any applicable state or local laws protecting individual rights of tenants, applicants, or staff.
- The Housing Authority does not discriminate because of race or national origin, color, actual or perceived sexual orientation, gender identity, marital or familial status, religion, age, or disability.
- The AHA takes steps to ensure that families are fully aware of all applicable civil rights laws.
- As part of the Public Housing orientation process, the AHA provides information to applicants about civil rights requirements.

11. Fiscal Year Audit.

Independent CPA firm, Mayer Hoffman McCann P.C., 2301 Dupont Drive, Suite 200, Irvine, CA 92612, performs an annual audit of financial statements of each major fund and the aggregate fund information of the Area Housing Authority of the County of Ventura ("Authority"), which collectively comprise the Authority's basic financial statements.

12. Asset Management.

- The AHA's Site Managers are well-experienced in the daily operations and maintenance of the Public Housing properties. Move-out and move-in inspections of all units, including repairs, will be performed either by staff or an outside contractor as determined best. Inventory for repairs will be purchased on an as-needed basis, thus eliminating the need to store extra material. Staff will recommend property improvements including modernization and rehabilitation of sites; some of which will be funded through the Capital Fund Program.
- Long term planning will be conducted by reviewing work orders for the year, as well as life expectancies of current building systems. A Physical Needs Assessment has been completed in recent years to assist in possible future rehabilitation needs.
- All properties are maintained to the highest standard of decent, safe and sanitary housing.

13. Violence Against Women Act (VAWA).

Activities or services relative to Housing Authority adherence to VAWA, for child or adult victims of domestic violence, dating violence, sexual assault or stalking:

- The Housing Authority adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate.
- The AHA notifies HCV 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.
- HCV applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence, or stalking, so long as the applicant otherwise qualifies for assistance.
- The AHA observes a local preference for Involuntarily Displaced (includes victims of domestic violence).
- The AHA uses procedures to establish eligibility to program participation; factors which include criminal or drug-related activity, history of alcohol or substance abuse, and/or sex offender registration requirement; as part of its efforts to prevent tenant crime. The AHA informs property owners and managers about their screening and termination responsibilities as it relates to VAWA.

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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) Hope VI or Mixed Finance Modernization or Development Not applicable – the PHA has received no HOPE IV revitalization grants.</p> <p>(b) Demolition and/or Disposition Not applicable at present time.</p> <p>(c) Exploring Conversion of Public Housing to Section 8 The Housing Authority is committed to retaining the affordability of all units and offering residents freedom to choose where to live. Because it is becoming increasingly difficult to meet these goals through HUD's Capital Fund Program (CFP), in the coming year the AHA intends to explore the options available for conversion to Section 8. The Housing Authority will conduct preliminary assessments of its portfolio to determine whether it would be appropriate to apply for participation in the Rental Assistance Demonstration; pursue voluntary conversion, or pursue disposition to its affiliate nonprofit. Under any circumstance, the AHA is committed to preserving its existing housing units and ensuring that the portfolio remains under the purview of the agency.</p> <p>(d) Homeownership The AHA has an established Homeownership option program using the Section 8 HCV. An eligible Section 8 participant may purchase a home and receive monthly homeownership assistance payments toward their mortgage. Information about AHA's Homeownership program can be found in Chapter 15 of the housing authority's Administrative Plan for the Section 8 Tenant-Based Assistance Program (HCV).</p> <p>(e) Project-based Vouchers The AHA may project-base up to 25% of its Housing Choice Voucher 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 Project-Based assistance agreements or 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 Tenant-Based Assistance Program (Housing Choice Voucher Program) and is consistent with the Housing Authority's goal to maintain and preserve affordable housing in its jurisdictions. Utilizing Project-Based Vouchers will ensure that affordability levels are maintained in projects serving very low income individuals and families. Exceptions are allowed to 25% per project cap if the units are in a single-family building (one to four units; the units are excepted units in a multifamily building because they are specifically made available for elderly or disabled families receiving supportive services (also known as qualifying families)).</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See HUD Form 50075.2 approved by HUD on 05/19/2014</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs from 1 to 5, with 1 being "no impact" and 5 being "severe impact". Use "N/A" to indicate that no information is available upon which the PHA can make this assessment.

The following "housing needs" information was revised, as applicable, based on data in the most recent Comprehensive Housing Affordability Strategy ("CHAS") data for:

- The City of Camarillo
- The City of Fillmore
- The City of Moorpark
- The City of Ojai
- The City of Simi Valley
- The City of Thousand Oaks
- The County of Ventura/Entitlement Area

Housing Needs of Families in the Jurisdiction (Camarillo) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,070	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,110	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	1,525	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction (Fillmore) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	415	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	430	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	200	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction (Moorpark) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	300	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	325	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	410	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction (Ojai) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	270	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	260	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	290	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction (Simi Valley) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,810	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,290	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	2,185	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction (Thousand Oaks) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,880	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,650	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	1,740	5	5	N/A	N/A	5	N/A

Housing Needs of Families in the Jurisdiction (Unincorporated County) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,530	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,525	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	1,840	5	5	N/A	N/A	5	N/A

- The AHA recognizes that household income is an important consideration when evaluating housing and community development needs, since low income typically constrains people's ability to obtain adequate housing or services. The relationship between household income and housing costs remains a key factor in determining housing needs.
- The Housing Authority also recognizes the fact that our nation has been experiencing the worst economic circumstances since the Great Depression. The nation's economy is in critical condition and has officially been in a recession since December 2007. Millions of jobs have been lost, hundreds of thousands of homeowners have lost their homes through foreclosure. Those former homeowners, many of whom no longer hold jobs, are now seeking rental housing in constricted markets, as well as affordable housing resources; resources that have long been under funded with respect to the number of persons who qualify for assisted housing versus available affordable housing units. Low income families are having an increasingly difficult time finding affordable housing and federal housing assistance has been declining for a number of years.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

9.1

- The Area Housing Authority of the County of Ventura (AHA) continues to maintain existing safe and decent affordable housing projects to maximize its availability to lower income residents.
- The AHA leverages available resources to maximize the number of households served and provide incentives which will promote the inclusion of affordable housing units in all new residential developments.
- The AHA encourages private development and investment in affordable housing units which can include homebuyer, existing homeowner rehabilitation, rental housing acquisition, rehabilitation and/or new construction.
- The AHA strives to influence State and Federal legislation to increase funding for affordable housing maintenance and construction and facilitates partnerships with organizations, developers and lenders to implement programs that preserve and add to the affordable housing inventory.
- The AHA is not only a property owner and a manager, but also a financial partner in the development of low income housing, and strives to achieve goals in facilitating family and individual self-sufficiency and well-being.
- The AHA has improved on its high occupancy rates; having 99% occupancy at public housing sites, 100% at *Colina Vista*, 100% at *Oak Creek*, 99.6% at *Mira Vista*, 100% at *Meadowbrook*, and 100% at *Charles Street*.

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Despite funding and regulation obstacles, the AHA adapted to changes and continues to address issues needed to attain its own goals in one of the highest-cost counties in the State of California. AHA's goal continues to be expansion of the supply of decent, safe, and affordable housing, and it will continue to leverage private or other public funds to create opportunities in housing.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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.

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2015 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

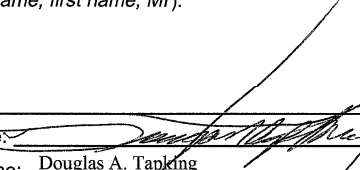
1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Douglas A. Tapking Title: Executive Director Telephone No.: 805.480.9991, Ext. 850 Date: 03/26/15		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Area Housing Authority of the County of Ventura

CA092

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 2016 - 20__

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)

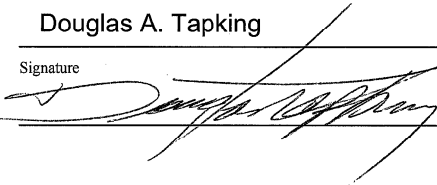
Name of Authorized Official

Douglas A. Tapking

Title

Executive Director

Signature



Date

March 26, 2015

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Area Housing Authority of the County of Ventura

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;


d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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	Title
Signature	Date
	Executive Director
X	March 26, 2015

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Area Housing Authority of the County of Ventura

Program/Activity Receiving Federal Grant Funding
Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

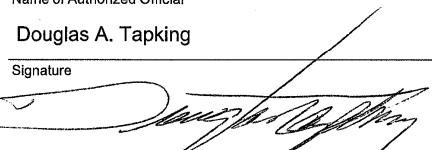
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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 Douglas A. Tapking	Title Executive Director
Signature 	Date (mm/dd/yyyy) 03/26/2015

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>The Area Housing Authority of the County of Ventura (the AHA's) Resident Advisory Board (the "RAB") meeting took place on March 4, 2015, at 3:00p.m.</p> <p>The RAB offered no comments in the formulation of the AHA's PHA Annual Plan FY2016</p> <p>(g) Challenged Elements</p> <p>No elements were challenged in the formulation of the AHA's PHA Annual Plan FY2016</p>
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PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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Attachment

CA092 PHA Annual Plan FY2016

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

I, Michael Powers, the Chief Executive Officer of the County of Ventura, CA, certify that the PHA Annual Plan for Fiscal Year 2016 of the Area Housing Authority of the County of Ventura is consistent with the Consolidated Plan of the County of Ventura, CA prepared pursuant to 24 CFR Part 91.


Signature of Local Official

2/10/15
Date

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

I, Robert Clark, the City Manager of the City of Ojai, CA, certify that the PHA Annual Plan for Fiscal Year 2016 of the Area Housing Authority of the County of Ventura is consistent with the Consolidated Plan of the County of Ventura, CA prepared pursuant to 24 CFR Part 91.



Signature of Local Official

1/21/15

Date

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

I, Steven Kueny, the City Manager of the City of Moorpark, certify that the PHA
Annual Plan for Fiscal Year 2016 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the County of Ventura, CA prepared
pursuant to 24 CFR Part 91.



Signature of Local Official

2/10/15

Date

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof.


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Area Housing Authority of the County of Ventura

CA092

PHA Name

PHA Number/HA Code

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	Title
Douglas A. Tapking	Executive Director
Signature 	Date
	March 25, 2015

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

I, Scott Mitnick, the City Manager of the City of Thousand Oaks, CA, certify that the
PHA Annual Plan for Fiscal Year 2016 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the County of Ventura, CA prepared
pursuant to 24 CFR Part 91.



Signature of Local Official

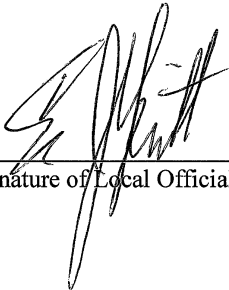
27th January 2015
Date

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

I, Eric Levitt, the City Manager of the City of Simi Valley, CA, certify that the PHA
Annual Plan for Fiscal Year 2016 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the County of Ventura, CA prepared
pursuant to 24 CFR Part 91.



Signature of Local Official


2/10/15
Date

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

I, David Rowlands, the City Manager of the City of Fillmore, CA, certify that the PHA
Annual Plan for Fiscal Year 2016 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the County of Ventura, CA prepared
pursuant to 24 CFR Part 91.


Signature of Local Official

2/4/15
Date



RESOLUTION NO. 989

**A Resolution of the Area Housing Authority of the County of Ventura (AHA)
Authorizing Adoption of the
Revised Annual Plan for Fiscal Year 2016**

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires Public Housing Agencies to develop and submit 5-Year Plans and Annual Plans; and

WHEREAS, HUD requires annual updates incorporating changes necessitated by new or revised regulations and changes in AHA established policy; and

WHEREAS, in accordance with HUD requirements, the Annual Plan for Fiscal Year 2016 was made available for public review for a 45-day period commencing on January 26, 2015, and for a public hearing on March 12, 2015, and any comments determined applicable were incorporated prior to the electronic submittal to HUD; and

WHEREAS, in accordance with HUD requirements, a copy of Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations, signed by the AHA's Executive Director, Douglas A. Tapking, as well as a duly-passed Board Resolution must accompany hard copy transmittal of the Annual Plan to the local HUD field office in addition to electronic submission of the Plan to HUD.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Area Housing Authority of the County of Ventura that it does hereby approve this Resolution to adopt the Revised Annual Plan for Fiscal Year 2016, and authorizes signature of Form HUD-50076 by the Executive Director, Douglas A. Tapking.

DATED: April 22, 2015


JANE McCLENAHAN, CHAIR
Area Housing Authority Board of Commissioners

STATE OF CALIFORNIA
COUNTY OF VENTURA

I, Douglas A. Tapking, Executive Director of the Area Housing Authority of the County of Ventura, do hereby certify that the above and foregoing resolution was duly passed and adopted by the Commissioners of the Area Housing Authority of the County of Ventura at a regular meeting thereof, held on April 22, 2015, by the following to wit:

AYES: BELL, DIAZ-MARTINEZ, FLORES, JENKS, LUNN, MCCLENAHAN, MERCER, NAGEL, NIELSEN, NOBLE, PAINTER, WALL

NOES: NONE.

ABSTAIN: NONE.

ABSENT: NIKOOMANESH, LECH


DOUGLAS A. TAPKING, Executive Director

