Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.org.

CITY OF OXNARD CALIFORNIA

AGENDA
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING & DEVELOPMENT COMMITTEE
Council Chambers, 305 West Third Street
February 25, 2025
Regular Meeting - 8:30 to 10:00 PM

Zoom details to call-in for public comment during a meeting:

1. Dial Phone Number: (888) 475-4499
2. Enter Meeting ID: 838 2481 0845
3. Passcode: 844565

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom call-in steps listed above. Once the presiding officer calls for public speakers, press *9 to raise your hand to inform the City Clerk you would like to speak during the public speaking section for that particular item on the agenda, while in the zoom waiting room. Press *6 when asked to unmute. Listen to the instructions provided virtually on the phone while on hold in the zoom waiting room. Please note that there is a slight time delay when viewing the meeting via television.

IN ACCORDANCE WITH ASSEMBLY BILL 2449, MEMBERS OF THE LEGISLATIVE BODY MAY MEET IN-PERSON OR REMOTELY. TO PARTICIPATE REMOTELY VISIT WWW.OXNARD.ORG.

To find out how you may provide public comment, please refer to the instructions below or at **www.https://www.oxnard.org/city-meetings/**.

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings of the meeting are typically available online following the meeting at the City's website at www.oxnard.org/city-meetings.

*Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card to the City Clerk.

2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING

    a. Submit a request to speak remotely by 3 p.m. on the day of the meeting by using the form available at **www.oxnard.org/citymeetings**.
    b. Submit an email to **cityclerk@oxnard.org** by 3 p.m. on the day of the meeting (indicate the agenda item number in the subject line). All email correspondence will be forwarded to the legislative body prior to the start of the meeting and made part of the legislative record.
    c. Contact the City Clerk's Office at (805) 385-7803 to submit your request.

3. PROVIDING PUBLIC COMMENTS REMOTELY DURING THE MEETING

    a. Follow Zoom details listed above.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item Time Estimates include: (Minutes for Presentation + Council Discussion + Public Comment)

b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

Please review the Zoom instructions on the registration page to help ensure there are no technical difficulties during your comments and help you understand public comment procedures using Zoom. Detailed participation instructions can be found at www.oxnard.org/city-meetings.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

Consideration of Teleconference Participation pursuant to Assembly Bill 2449.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

C. CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Community Services, Public Safety, Housing and Development Committee approve the minutes of the January 11, 2025 regular meeting as presented.

Contact: Luly Lopez, (805) 385-7805

D. REPORTS

1. Housing Department

SUBJECT: 5-Year Public Housing Agency (PHA) Plan, Annual PHA Plan and Capital Fund Program Five-Year Action Plan for Low Rent Public Housing. (10 Minutes)

RECOMMENDATION: That the Community Services, Public Safety, Housing & Economic Development Committee recommend that the Board of Commissioners:

1. Hold a public hearing to receive comments concerning the 5-Year Public Housing Agency (PHA) Plan, the 2025 Annual PHA Plan, the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget; and

2. Adopt a resolution:

a. Approving the 5-Year Public Housing Agency (PHA) Plan and the 2025 Annual PHA Plan for the Housing Authority of the City of Oxnard;

b. Authorizing and directing the Chair to execute the Department of Housing and Urban Development Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with federal policies and procedures;

c. Authorizing the Housing Director to execute and submit all reports, documents and all other certifications required to comply with policies and procedures of the Department of Housing and Urban Development regarding the 5-Year PHA Plan and the 2025 Annual PHA Plan;

d. Approving the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget; and

e. Authorizing the Housing Director to accept and expend the funds as indicated in the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/qD4Mr6CuoXw
Contact: Brenda Lopez, (805) 385-8092

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT

COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING & DEVELOPMENT COMMITTEE AGENDA REPORT

CONSENT AGENDA
AGENDA ITEM NO. C.1

DATE: February 25, 2025

TO: Community Services, Public Safety, Housing & Development Committee

FROM: Luly Lopez, City Clerk, (805) 385-7805, luly.lopez@oxnard.org

SUBJECT: Approval of Minutes.

RECOMMENDATION

That the Community Services, Public Safety, Housing and Development Committee approve the minutes of the January 11, 2025 regular meeting as presented.

BACKGROUND

Approval of minutes.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

There is no financial impact.

Prepared by: Luly Lopez, City Clerk

ATTACHMENTS

1. Minutes of the Community Services, Public Safety, Housing and Development Meeting for February 11, 2025

AGENDA
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY,
HOUSING & DEVELOPMENT COMMITTEE
February 11, 2025

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

At 8:31 p.m., Chair Luis Mc Arthur called to order the regular meeting of the Oxnard City Council Community Services, Public Safety, Housing & Development Committee in the City Hall Council Chambers at 305 West Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Chair Luis Mc Arthur, Member Michaela Perez, and Member Bert E. Perello were present.

Member Perello led the flag salute.

Staff members present were Ashley Golden, Assistant City Manager; Kenneth Rozell, Chief Assistant City Attorney; Brenda Lopez, Interim Housing Director; Albert Ramirez, Assistant Housing Director; Elsa Brown, Housing Planning Manager; and Lourdes A. López, City Clerk.

Consideration of Teleconference Participation pursuant to Assembly Bill 2449.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Jason McComb (sober living home) and caller with phone ending in 1622 (immigration).

C. CONSENT AGENDA

1. City Clerk Department
SUBJECT: Approval of Minutes.
RECOMMENDATION: That the Community Services, Public Safety, Housing & Development approve the minutes of the December 10, 2024 and January 28, 2025 regular meeting as presented.

It was moved by Member Perello, seconded by Member Perez, to approve the recommended action as presented. VOTE: Perello, Perez, and Mc Arthur voted in favor; the motion passed 3-0.

D. REPORTS

1. Housing Department
SUBJECT: Yardi Systems Inc., Software License and Service Agreement for Oxnard Housing Authority. (10 minutes)
RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee recommend that the Board of Commissioners of the Housing Authority of the City of Oxnard approve and authorize execution of a five-year Software as a Service (SAAS) Subscription Agreement (A-8577) with YARDI Systems Inc., a database client software for the operations related to the Public

Housing Program and the Housing Choice Voucher Program, in an aggregate amount of $344,961.75 plus annual Consumer Price Index increases.

Brenda Lopez, Interim Housing Director presented and answered the Committee's questions. No public comments were received.

It was moved by Member Perello, seconded by Member Perez, to approve the recommended action as presented. VOTE: Perello, Perez, and Mc Arthur, voted in favor; the motion passed 3-0.

2. Housing Department

SUBJECT: CDBG and In-Lieu Loan Agreement for Dolores Huerta Gardens Apartments, a 58-Unit Affordable Rental Project located at 2161 Etting Road. (10 minutes)

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee recommend that the City Council:

1. Adopt a resolution authorizing the Housing Director or Designee to execute a $268,074 CDBG Loan Agreement and a $631,900 In-Lieu Loan Agreement, and any and all related documents thereto, with Etting Road LLC for the construction of fifty-eight affordable rental units located at 2161 Etting Road; and

2. Approve and authorize a budget appropriation of $631,900 from the Affordable Housing In-Lieu Fees Fund to support the $631,900 In-Lieu Loan Agreement.

Brenda Lopez, Interim Housing Director announced the changes to the resolution, CDBG loan documents and regulatory agreement (32500404) and the In Lieu loan documents and regulatory agreement (32500406). She presented and answered the Committee's questions. Public comment was received from Barbara Macri-Ortiz in support of the project.

It was moved by Member Perez, seconded by Member Perello, to approve the recommended action as presented. VOTE: Perez, Perello, and Mc Arthur, voted in favor; the motion passed 3-0.

E. ITEMS FOR FUTURE AGENDAS

Member Perello requested information on sober living homes.

F. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair Mc Arthur adjourned the meeting at 9:03 p.m.

LOURDES A. LÓPEZ	LUIS MC ARTHUR
City Clerk	Mayor

COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING & DEVELOPMENT COMMITTEE AGENDA REPORT

REPORTS
AGENDA ITEM NO. D.1

DATE: February 25, 2025

TO: Community Services, Public Safety, Housing & Development Committee

FROM: Brenda Lopez, Interim Housing Director, (805) 385-8092, brenda.lopez@oxnard.org

SUBJECT: 5-Year Public Housing Agency (PHA) Plan, Annual PHA Plan and Capital Fund Program Five-Year Action Plan for Low Rent Public Housing. (10 Minutes)

RECOMMENDATION

That the Community Services, Public Safety, Housing & Economic Development Committee recommend that the Board of Commissioners:

1. Hold a public hearing to receive comments concerning the 5-Year Public Housing Agency (PHA) Plan, the 2025 Annual PHA Plan, the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget; and

2. Adopt a resolution:

   a. Approving the 5-Year Public Housing Agency (PHA) Plan and the 2025 Annual PHA Plan for the Housing Authority of the City of Oxnard;

   b. Authorizing and directing the Chair to execute the Department of Housing and Urban Development Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with federal policies and procedures;

   c. Authorizing the Housing Director to execute and submit all reports, documents and all other certifications required to comply with policies and procedures of the Department of Housing and Urban Development regarding the 5-Year PHA Plan and the 2025 Annual PHA Plan;

   d. Approving the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget; and

   e. Authorizing the Housing Director to accept and expend the funds as indicated in the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/qD4Mr6CuoXw

BACKGROUND

The Quality Housing and Work Responsibility Act of 1998 requires the Housing Authority of the City of Oxnard to submit a 5-Year Public Housing Agency (PHA) Plan and an Annual PHA Plan. The purpose of the 5-Year PHA Plan and Annual PHA Plan, along with the program policies for the Public Housing Program

(Admissions and Continued Occupancy Policy) and the Housing Choice Voucher Program (Administrative Plan), is to provide a framework for local accountability, along with an easily-identifiable source document where public housing residents, housing voucher participants, and members of the public may locate basic information regarding a housing authority's policies, rules and regulations and services provided by the agency.

The proposed 5-Year PHA Plan covers fiscal years 2025-2029, which run from 7/1/2025 through 6/30/2030 and the 2025 Annual PHA Plan runs from 7/1/2025 through 6/30/2026. Updates must be submitted to the Department of Housing and Urban Development (HUD) at least seventy-five days prior to the beginning of each fiscal year, and must include certifications that each Plan is consistent with the City of Oxnard's Consolidated Plan and in accordance with HUD's requirements. The proposed 5-Year PHA Plan and 2025 Annual PHA Plan are set forth in Attachments 1 and 2.

DISCUSSION

The 5-Year PHA Plan and Annual PHA Plan identify the Oxnard Housing Authority's (OHA) goals and objectives that will enable Oxnard to serve the needs of low-income, very low-income, and extremely low-income families. The Annual PHA Plan is updated annually to describe revisions, significant amendments to policies, new activities, and progress towards goals and objectives.

In the proposed 2025 Annual PHA Plan, the OHA proposes amendments to the Housing Choice Voucher Administrative plan and Admissions and Continued Occupancy Policy plan to align with changes in federal regulations. In addition, the OHA plans to undertake new activities related to the Choice Neighborhoods Grant program, project-based voucher allocation opportunities and conversion of its public housing program to HUD's Rental Assistance Demonstration program.

Updates to Housing Choice Voucher (HCV) Administrative (ADMIN) plan and Admissions and the Low Rent Public Housing (LRPH) Program Admissions and Continued Occupancy Policy (ACOP) plan

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) was enacted on July 29, 2016. Title I of HOTMA contains 14 sections that affect the HCV and LRPH programs. Some of the changes were to be implemented immediately, while others required further action by HUD. The Final Rule which implements Sections 102, 103, and 104 was officially published in the Federal Register on February 14, 2023. HUD established a January 1, 2024, compliance date for mandatory and discretionary changes in policies pertaining to Sections 102/104, which relate to income and assets. On September 18, 2024, HUD announced that PHAs will not be required to be compliant with Sections 102/104 until January 1, 2025, except for the Earned Income Disregard provisions. Although the implementation of the HOTMA Section 102 and 104 Final Rule remains in effect, new income and asset provisions of the final rule require access to new HUD forms in the Housing Information Portal. HUD will notify agencies once the portal is operational.

In preparation for the original compliance date in 2024, the OHA adopted a separate pre- and post- HOTMA ADMIN and ACOP plan on July 1, 2024. An appendix was included to assist in navigating policy changes during the transition period. Based on the recent changes in compliance requirements, the OHA will continue to operate its programs under pre- HOTMA policies while also managing policies that can be used immediately. However, instead of two separate versions of each plan, the OHA has adapted its plans to incorporate chapters that are specific to pre- and post- HOTMA policies.

In addition, HUD is transitioning from the housing quality standards (HQS) to the national standards for the physical inspection of real estate (NSPIRE) for inspections. The OHA adopted the NSPIRE policies in anticipation of a 2024 mandatory compliance date. The OHA has continued to manage inspections under the HQS standards pending final guidance from HUD. The compliance date was recently extended to October 1, 2025. The OHA will transition to the new standards by the compliance date.

Description of New Activities

Choice Neighborhoods Grant Program: The OHA was selected to receive an FY2024 Choice Neighborhoods Planning Grant of $500,000. This grant will support the development of a comprehensive neighborhood Transformation Plan for the Las Colonia and Central Oxnard neighborhoods, including OHA-owned public housing properties located on Colonia Road (31-3) and Felicia Court (31-2). The OHA will use this grant to create a Transformation Plan in preparation for submitting a Choice Neighborhoods Implementation Grant application.

Project-Based Vouchers: The OHA has almost reached the 20% program cap for conversion of tenant-based vouchers to project-based vouchers (PBV). The PBV voucher assistance is tied to a specific unit. The goal is to pursue funding opportunities that are for PBV allocations that can be excluded from the program cap. Secondly, staff will monitor for notices of funding opportunities and will undertake the appropriate actions to apply for grants that will enable the OHA to secure additional vouchers while expanding the types of housing assistance programs offered to the community.

Conversion/Repositioning of Public Housing to Rental Assistance Demonstration (RAD) Program: HUD's RAD program combines public housing operating and capital subsidy into payments under a RAD Section 8 Project-Based Voucher (PBV) Housing Assistance Payment contract. RAD allows PHAs to leverage public and private debt and equity in order to reinvest in the public housing stock. On December 17, 2024, the Board of Commissioners approved staff to submit the HUD RAD Program Application to convert the OHA's public housing subsidies to project-based Section 8 assistance under the RAD program and any companion HUD disposition programs. If the application is approved, the OHA will undertake new activities related to development of strategies, identification of affordable housing partners, and creation of relocation plans, if needed. This is a multi-year-long effort.

Capital Fund Budget and Capital Fund Program Process

The last component of the 5-Year PHA Plan and Annual PHA Plan has to do with the adoption of a Capital Fund Program (CFP) 5-Year Action Plan and an annual Capital Fund budget as well. The primary purpose of the CFP is to preserve and maintain the integrity of the OHA’s public housing stock and to fund necessary improvements. The 2025 Annual Capital Fund budget is for the proposed capital improvements during fiscal year 2025 and the 5-Year Action Plan lists the planned capital improvement plans for the 5-year fiscal period.

For the 2025 fiscal year, the OHA is presenting an annual Capital Fund budget of $1,057,000 for the CFP activities. An estimated $257,000 of the budget is allocated towards administrative expenses and $800,000 towards capital improvements. As a result of the demolition of units in the 31-1 (Colonia Village) project site, the OHA was deficient in 18 accessible units. In fiscal year 2025, the proposed $260,000 allocation is to complete the remaining accessible unit conversions, which are located within the Colonia Village site. Furthermore, the OHA also proposes an allocation of $140,000 to make improvements to the main alley in the project which runs behind Colonia Road to Juanita Avenue.

The remaining funds in the amount of $400,000 will be allocated to the Althea Court project site. A total of 8 units were lost at this site in 2019 as a result of fire damages. This allocation is proposed in anticipation that the cost to rebuild the units will exceed insurance proceeds. The final capital funding amount is yet to be determined and is based upon congressional appropriation. If the proposed budget amount is not received, projects will be deferred to the following fiscal year. The proposed CFP Five-Year Action plan and 2025 Annual Capital Fund budget are set forth in Attachments 3 and 4.

Community Outreach

A copy of the proposed 2025 Annual PHA Plan, 5-Year PHA Plan, 2025 CFP Budget, and CFP Five-Year Action Plan was posted on the OHA's website, at all Oxnard Housing Authority’s site offices and the City

Clerk's Office. The opportunity for suggestions or recommendations from the public was made available for public comment on November 28, 2024, for forty-five days (closed January 12, 2025).

The OHA conducted a public meeting on November 14, 2024, and January 30, 2025, and staff presented to the Resident Advisory Board (RAB) at those meetings and responded to inquiries. The RAB consists of Tenant Commissioners, public housing residents, and housing choice voucher program participants. The RAB provides comments, suggestions, and feedback to the OHA. There were no objections and no written comments. A total of 11 verbal comments were received during the public meetings which are set forth in Attachment 5.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

This item has no impact on any City fund. The approval of the recommended action will enable the Oxnard Housing Authority to obtain various Housing and Urban Development funds, including approximately $1,057,000 under the Capital Fund. Adoption of the 5-Year PHA Plan and the Annual PHA Plan is required for the Oxnard Housing Authority to receive the funds set forth in the Capital Fund Program Budget and Capital Fund Program Five-Year Action Plan.

Prepared by: Brenda Lopez, Interim Housing Director

ATTACHMENTS

1. 5-Year PHA Plan
2. 2025 Annual PHA Plan
3. CFP 5-Year Action Plan
4. 2025 Annual Capital Fund Budget
5. Resolution
6. Presentation

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: Housing Authority of the City of Oxnard **PHA Code: CA031**
PHA Plan for Fiscal Year Beginning: (MM/YYYY): **07/2025**
The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029
Plan Submission Type ☑ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: A copy of the PHA plan is located on the Housing Authority Of the City of Oxnard's website: https://www.oxnard.gov/housing

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements. Required for all PHAs completing this form.

B.1

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.

To promote adequate and affordable housing, economic opportunity,and a suitable living environment free from discrimination

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.

GOAL I: SUPPORT UNDERSERVED COMMUNITIES • Apply for additional special purpose vouchers • Collaborate with Ventura County's Continuum of Care and local community shelters to move families and individuals from unsheltered to permanent housing • Maximize utilization of Emergency Housing Vouchers, Family Unification Program Vouchers, Homeless Set Aside Vouchers, Mainstream and Veterans Affairs Supportive Housing • Submit an application to HUD for the Choice Neighborhoods Implementation Grant GOAL II: INCREASE ACCESS TO AFFORDABLE HOUSING • Expand the supply of assisted housing • Increase project-based voucher initiatives • Decrease Public Housing Vacancy Rate • Submit applications to HUD to convert public housing units to Rental Assistance (RAD) program • Increase PHA owned and managed units GOAL III: PROMOTE HOMEOWNERSHIP • Educate potential homebuyers • Partnerships with community development organizations for downpayment assistance • Increase Family Self Sufficiency activities and participation GOAL IV: FURTHER FAIR HOUSING GOALS • Promote education on Fair Housing laws and rights • Increase and improve accessible units • Enhance Support Services to elderly and persons with disabilities • Analyze payment standards to expand housing opportunities for program participants GOAL V: STRENGTHEN INTERNAL CAPACITY • Improve operational efficiencies • Streamline processes and procedures for annual and re-certifications • Implement consistent forms, letters, and notices for all programs • Develop strategies to reshape workforce capacity

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 Attachment B.3 Progress Report

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. **See Attachment B.4 VAWA Goals**
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. **Criteria used to determine a significant amendment or modification 1- any amendment to policies that are discretionary in nature of the various Admissions and Continued Occupancy Policy or Administrative plan components or elements that would materially alert a provision of the plan or have a significant impact on the status of the program participants 2- a substantial deviation from the 5-Year agency plan 3- a significant amendment or modification to both the 5-year agency plan and the annual agency plan**
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☑ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations **See Attachment C.2 RAB Comments**
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements. **The public did not challenge any elements of the Plan**
D.	**Affirmatively Furthering Fair Housing (AFFH).**
D.1	**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)** **Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.**

Attachment B.3
Progress Report: PHA Goals and Objectives for 5-Year Plan for 7/1/2020-6/30/2025

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.

Strategic Goal: Advance Economic Opportunity

PHA Goal One: Expand the supply of assisted housing.

Objective: Apply for additional tenant based, project based, and special purpose vouchers

The Oxnard Housing Authority's (OHA) Veterans Affairs Supportive Housing (VASH) voucher allocation has increased by 25 additional vouchers for a total of 77. The OHA was awarded 40 Mainstream Vouchers and 46 Emergency Housing Vouchers. An additional allocation of 14 Housing Choice Vouchers were also awarded.

Objective: Development of additional rental housing

Las Cortes, Inc. a non-profit corporation was established with the purpose of creating affordable housing. To date, phase I and phase II of the Las Cortes project have been completed which involved the demolition and replacement of 260 public housing units. Currently, phase III of the project is in the planning phase which will result in additional rental housing units. During the OHA 5-year plan period the PHA acquired 2-triplex properties, a single-family residence, and an apartment complex, for a total of 17 units that are now rented to low income families.

Additionally, the OHA made substantial progress in increasing the availability of rental housing through partnerships with various affordable housing developers. The Central Terrace project was completed in July 2024 which includes 35 Project Based Vouchers issued by the OHA. Phase I of the Casa Aliento project was completed in October 2024, which includes 21 mainstream project-based vouchers and 19 housing choice project-based vouchers issued by the OHA. There is construction underway for the Dolores Huerta Project, which will include 13 VASH vouchers awarded by the OHA and the 2nd & B Project, which will include 55 project-based vouchers awarded by the OHA. These efforts help address the obstacle faced by newly admitted low- income families who receive subsidized housing assistance but are successful in locating a unit.

Objective: Decrease Public Housing Vacancy Rate

The Public Housing vacancy rate was sustained. Having units ready for occupancy in decreased turn times has enabled OHA to house families who are in dire need of housing in a shorter time frame. The units designated for conversion to comply with the Department of Housing and Urban Development's ADA-Section 504 regulation, were not factored. The units are taken offline as they are vacated. In fiscal year 2024, the OHA began the drain line replacement project for the Plaza Vista public housing site. Due to the extent of work, a total of 6 units were set aside at the Palm Vista public housing site to be used for the temporary relocation of residents. Once the project has been completed, all vacancies will be filled by applicants from the waitlist or by transfers of over housed public housing residents.

Objective: Increase Housing Choice Voucher Budget Utilization

As a result of the COVID-19 pandemic, the OHA's utilization rate was negatively impacted. The

Department of Housing and Urban Development (HUD) requires for PHAs to use at least 95% of their budget authority or lease-up of baseline units. In order to increase utilization, the OHA deployed several strategies: payment standards were increased to 110% and landlord rent increases (which had been suspended) were resumed, these actions increased housing choices. Several selections from the Section 8 waitlist were completed, "selections" refers to the process of admitting new families into the program. Although the OHA has a voucher allocation remaining, the budget expenditure goal of 100% has been Sustained.

Objective: Create a Housing Navigation team

A Housing Locator position was created to provide field-based housing location services to program participants. The Housing Locator works closely with participants and their case workers in the rental process. The Housing Locator maintains and coordinates communication, between participants, landlords, property managers, case workers, community partners, and staff. In addition, a partnership with Ventura County United Way was established to leverage the various landlord incentive programs for homeless individuals and families they offer, which in turn helps OHA's voucher holders to secure units.

PHA Goal Two: Expand Family Self-Sufficiency (FSS) Program

Objective: Increase program participation

Fiscal years 2020 and 2021 presented a challenge to the OHA's efforts to increase FSS program participation. Offices were closed to the public making it necessary to move towards on-line recertifications. In fiscal year 2022, HUD published mandated updates to the FSS program which resulted in a temporary suspension of new admissions to the program. The OHA shifted focus to completing the necessary legwork to ensure the program meets compliance requirements and that all policies and procedures are up to date with new federal regulations. For fiscal year 2023, the OHA applied for and was awarded funding to hire an additional FSS Coordinator. In fiscal year 2024, both FSS Coordinator positions were filled and marketing and outreach efforts were revamped. The minimum number of participants required by HUD is 25, the Oxnard Housing Authority has 85 active participants.

Objective: Expand the scope and types of services offered to participants. For example: job training and educational programs that will increase self-sufficiency and income generation

The OHA partnered with the Ventura County Credit Union and the Housing Authority of the City of San Buenaventura to offer money management workshops. The OHA facilitates ESL classes and Digital Literacy courses in partnership with Oxnard Adult School. In FY 2022, the OHA launched its scholarship program which has been awarding scholarships annually to youth who are pursuing a higher education and whose family is a Public Housing or Section 8 program participant. College preparation workshops are also offered in partnership with Oxnard College and California State University Channel Islands.

Objective: Build new partnerships with employers and service providers

The OHA has partnered with Amazon, Embassy Suites by Hilton, Boys & Girls Clubs of Greater Oxnard and Port Hueneme, Gold's Gym, and the United States Census 2020 to host a community wide job fair each year. In 2022, the OHA partnered with Southwest Carpenters, who will be offering paid apprenticeships, with employment guarantee, at no cost to interested Section 8 and Public Housing

program participants. The OHA is also a participant of the Senior Community Service Employment Program, which provides on-the-job training for seniors.

Objective: Revamp marketing efforts of the FSS Program

FSS Coordinator has been participating in various local community events and resource fairs to provide education about the FSS program. In addition, a brief presentation is provided to newly admitted clients to the Public Housing and Section 8 program, during orientation.

Objective: Increase progress meetings with FSS program participants

Individualized in-person meetings with program participants have resumed and the frequency has been increased. This has helped to motivate participants to work on their self-sufficiency goals and continue participation in the program as they are able to get resources to assist with any obstacles encountered while working on their FSS program participant goals.

PHA Goal Three: Supportive Services for Residents

Objective: Resident Opportunities and Self-Sufficiency (ROSS) program Coordinator to expand coordination of self-sufficiency services to each project site

The ROSS program has been expanded to the largest OHA project sites. The major activities involve annual community events, art workshops for youth, Boys & Girls Club programming, CalKIDS program education, and computer classes.

Objective: Increase collaboration between ROSS and FSS activities

The ROSS and the FSS program coordinators work closely to build new partnerships with local community service providers. The OHA established a Program Coordinating Committee in collaboration with the City of San BuenaVentura Housing Authority. The committee is made up of several community partners who provide services for low-income families. Each partner shares information of new programs, existing programs, and events available for the community at quarterly meetings.

Objective: Leverage capacity with resident advisory board teams to increase participation and outreach

The Resident Services Coordinator is facilitating training and guidance to each project site's Tenant Association. There are currently four tenant associations established, which represent all public housing sites. The OHA participates in meetings to provide information on program changes, requirements, and to gather feedback from residents. The Tenant Associations provide volunteer support to the OHA when carrying out events at their designated site.

Strategic Goal: Reduce Homelessness

PHA Goal One: Increase percentage of admissions to mainstream housing programs

Objective: Apply for Mainstream Vouchers

The OHA applied for and was awarded 40 mainstream vouchers. The mainstream vouchers are for individuals who are non-elderly/disabled and homeless. The OHA leased half of the allocation to applicants on the Section 8 waitlist and the other half have been committed to the Casa Aliento project. Casa Aliento is a rehabilitation project of a 70-room Vagabond Inn Motel to permanent supportive housing in Oxnard. The first phase of the project was completed during fiscal year 2024 and the second phase will be completed in January 2025.

Objective: Establish partnerships with local Health and Human Service Agencies

The OHA is working in partnership with the Ventura County Human Services Agency to prioritize services to families who need emergency housing.

Objective: Partner with Community Service Agencies throughout the Ventura county that offer homeless programs

The OHA hired two full-time Homeless Assistance Program Coordinator who work with community service agencies to provide an array of services to our homeless population. For example, OHA partnered with the Ventura County and Salvation Army to implement a "One Stop" program that provides services in areas frequented by non-housed homeless individuals. The

Objective: Collaborate with Ventura County's Continuum of Care to establish a referral system

The OHA has established a referral system with the Ventura County's Continuum of Care (CoC) agency. The Emergency Housing Voucher program, which was a limited special purpose voucher program launched in response to COVID, was successfully fully leased in partnership with the CoC. The Casa Aliento (40 project based vouchers allocated), Central Terrace (35 project based vouchers allocated) and 2nd and B (55 project based vouchers allocated) projects will be leased via a referral system in collaboration with the CoC.

PHA Goal Two: Set Aside Homeless Voucher Program

Objective: Increase utilization of homeless set aside vouchers

The OHA has achieved 100% utilization of the homeless set aside voucher program. Including fiscal year 2023, the number of vouchers allocated towards the homeless set aside voucher program is 135. This includes an allocation of 19 project based vouchers which have been awarded to the Casa Aliento project.

Objective: Establish MOU with Supportive Services Provider

The OHA has established a referral system with the Ventura County's Continuum of Care agency. In addition, the OHA works in partnership with United Way of Ventura County and CalAIM of Ventura County Health Care Agency to refer voucher holders who need housing navigation support.

Objective: Develop a plan to move homeless applicants from shelter to permanent housing

The OHA is currently working with Ventura County, the Salvation Army, the Ventura County Workforce Development Board, Mercy House and the Ventura County's Continuum of Care to refer clients through the Pathways to Home program for services. The Pathways to home program is a network collaborative of 18 agencies in the Ventura County who assist individuals and families to access homeless services

through coordinated process. In Fiscal year 2024, the Central Terrace project was completed and 35 project based vouchers were issued by the OHA to prioritized applicants from the Ventura County's Continuum of Care agency waitlist. In addition, Phase I of the Casa Aliento project was completed which includes 10 mainstream project-based vouchers and 7 housing choice project-based vouchers issued by the OHA. There are 2 additional new developments underway that have been awarded project based vouchers.

PHA Goal Three: VASH Program

Objective: Increase utilization of Veterans Affairs Supportive Housing (VASH) vouchers

The OHA is working with the U.S. Department of Veterans Affairs' regional office to discuss ways in which referrals can be increased for the VASH program. In addition, the OHA has allocated 13 project based VASH vouchers to the Cabrillo Economic Development Corporation's Dolores Huerta Gardens project. The project is a 58 affordable rental housing project that will be located at the intersection of Dolores Huerta Gardens and Pleasant Valley Road in Oxnard.

Objective: Increase collaboration efforts with local VA clinic to identify eligible Veterans

The City of Oxnard VA Clinic, which is the first stop for a Veteran to seek assistance with eligibility for the VASH program, temporarily suspended referrals due to capacity limitations and reprioritizing of program Objectives, during calendar year 2023. The OHA joined the Veterans Subcommittee Group, which is a committee led by the County of Ventura, County Executive Office to continue supporting efforts, actualizing program updates, and gather feedback on any support the OHA can provide. The referrals for the VASH program are expected to resume during the 2025 calendar year.

PHA Goal Four: Build a Navigation Center

Objective: Increase street outreach and case management

The OHA hired two Homeless Assistance Program Coordinators dedicated to street outreach and case management. In partnership with the Salvation Army, street outreach services have been expanded throughout the OHA's jurisdiction.

Objective: Lead the operation of the city owned navigation center

Construction of Navigation Center began in FY 2022 and is expected to be completed by end of calendar year 2025.

Objective: Establish partnerships with recuperative care, supportive service, and permanent housing providers

The OHA has established partnerships with multiple community service providers to assist in the efforts of connecting homeless individuals with supportive services. For example, the "One Stop" program which brings services to areas that are frequented by non-housed homeless individuals. The OHA also launched an encampment response plan to address several large homeless encampment sites. A variety of services were offered onsite including: hygiene services, outreach, and case management. Case managers connected individuals with temporary housing options, for many permanent housing has been made possible through the homeless set aside housing choice vouchers, the mainstream voucher program, and the project-based vouchers awarded to the Casa Aliento and Central Terrace affordable

housing developments.

HUD Strategic Goal #3: Enhance Rental Assistance

PHA Goal One: Transition public housing to a more sustainable platform

Objective: Expand the rehabilitation of existing housing

Improvements to public housing units include:

- Rehabilitation of exterior walls for OHA's turn key units (Projects located on Fremont, Althea, Hill, Fashion Park, Concord and Cuesta Del Mar) which included scrapping all peeling paint, filling in cracks, paint exterior walls, fascia and all exterior doors as well as carport posts and trash enclosures; the removal and replacement of all cracked concrete in backyard patios
- Flooring replacement for the Felicia project (100 units located on Felicia Court)
- Toilet sensor project for the Felicia project (100 units located on Felicia Court) and the Colonia project (70 units located on Colonia Road) which involved installation of toilet sensors to detect leaks or running toilets
- Kitchen cabinet replacement project for the Palm Vista Project (100 units located at 801 S. C St) which included the replacement of cabinets, plumbing fixtures, sink and range hood
- Boiler replacement project for the Plaza Vista Project (100 units located at 401 S. C St) which included replacement of both heater and domestic hot water heater boilers, holding tank, and all plumbing up to the walls
- Alley way pavement repairs for the Fashion Park project (24 units located on Fashion Park Place)
- Replaced all of the common area lighting with LED light fixtures for both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Replaced fire sprinklers for both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Painted the interior common walls/hallways for the both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Replaced all windows in each unit for the Pleasant Valley Village Project (100 units)
- Kitchen cabinet replacement project for the OHA's turn key units (Projects located on Fremont, Althea, Hill, Fashion Park, Concord and Cuesta Del Mar)
- Replaced the electrical panels and drain lines at the Plaza Vista Project (100 units located at 401 S. C St)
- Multiphase 504-compliance project (this project refers to number of units the OHA must have in its inventory that have been adapted to meet the needs of disabled persons). A total of 2 existing units at the Pleasant Valley project were converted into 4 accessible units and 5 units at the Palm Vista (located at 801 S. C St.) project were modified. In addition, 1 existing unit located on Althea Court was split into a 504 compliant unit and a regular unit. In fiscal year 2025, 6 additional conversions will be completed

Objective: Increase value of OHA's real property asset portfolio

The OHA will continue monitoring the private market for opportunities to expand its current property asset portfolio. In fiscal year 2022, the OHA increased its portfolio by acquiring a triplex apartment complex located at 1250 Azalea St, a triplex apartment complex located at 2051 Mariposa St, and a single-family residence located at 3139 S. J St. In fiscal year 2024, the OHA acquired a 10 apartment complex located at 201 S. D St. All of the units are leased by low income families.

Objective: Merge Capital Fund and Maintenance Teams

The Capital Fund team has been realigned and now reports to the Maintenance Department. The synergies between both teams offer the added benefit of ensuring that the ongoing maintenance needs of projects are factored in when capital improvement decisions are made. In addition, the capital fund team now has access to additional project management support.

Objective: Transition Public Housing Units with significant unmet capital needs to Rental Assistance Demonstration Program (RAD) or Project Based Projects

The OHA launched the effort titled "Rethink and Renew" to restructure operations. As part of the effort, the OHA submitted a technical assistance and capacity building engagement grant request to the Department of Housing and Urban Development (HUD). The request was approved. HUD assigned the consultant, CVR Associates, Inc. to complete an analysis and issue a repositioning report tailored to OHA. The term repositioning (also referred to as RAD) refers to changing the funding structure for the units currently owned by the OHA under the Public Housing Program to a Section 8 subsidy. This change will provide for a more stable stream of funding and also allow the OHA to leverage funds for rehabilitation of its units. The OHA has engaged a consultant to complete the assessment, application and award phases of RAD.

HUD Strategic Goal #4: Streamline Operations

PHA Goal One: Reduce administrative burden

Objective: Participate in HUD's Moving to Work Demonstration Cohort program

The Moving to Work Demonstration (MTW) Cohort program refers to a demonstration program for PHAs to design and test local innovative strategies with the use Federal dollars more efficiently, increase self-sufficiency for program families, and increase housing choices. Each year, the Department of Housing and Urban Development announces target areas and opportunities for PHAs to apply. The MTW allows participating agencies to be exempt from several regulations to provide flexibility on how they use Federal funds. The OHA will continue to monitor for Cohort opportunities that will be beneficial for the community served by the OHA.

Objective: Streamline processes and procedures for annual and re-certifications

The OHA has launched an on-line, web-based recertification portal for Public Housing residents. In FY 2022, the OHA moved to on-line recertifications for the Housing Choice Voucher program.

Objective: Implement consistent forms, letters, and notices for all programs

The OHA has begun standardizing forms for the Public Housing Program. A committee of staff members

has been established to review notices before they are released to residents. Once finalized, forms will be standardized for the Housing Choice Voucher Program.

Objective: Develop strategies to reshape workforce capacity

The COVID-19 pandemic required for the OHA to shift focus from identifying streamlining opportunities to establishing immediate processes to minimize the impact to delivery of services. However; the OHA has resumed normal operations, filled all vacant positions, has training efforts underway, and is working on standardizing procedures.

Objective: Identify and eliminate administrative practices not required by HUD

The OHA's day to day operations for the Public Housing and Section 8 Program were assessed by CVR Associates, Inc. a report of observations and recommendations was issued. The report outlines the strengths and areas of improvement that will result in improved efficiency for the OHA. The management team is focusing on the policy, procedures, and form observation. This area will address updated standard operating procedures, standardized forms, and monitoring.

PHA Goal Two: Improve customer service

Objective: Deliver services more efficiently

The OHA launched the effort titled "Rethink and Renew" to restructure operations. The goal is to improve landlord and tenant relations and customer service. This is an ongoing goal as the improvement of delivery services is a byproduct of improved efficiencies which are currently underway.

Objective: Reduce turnaround time-frames for reasonable accommodation requests

Reasonable accommodation requests are reviewed and dispositioned within 48-72 hours from receipt. If an accommodation exceeds the approval authority level of the Program Supervisor, it is submitted within 24 hours to the Housing Programs Manager for review so that the response is not delayed.

Objective: Move towards on-line web-based applications

The OHA launched an on-line applications and resident's web-based portal known as Rent Café. This system allows for applicants to update and monitor their application 24/7. For existing clients, they are able to submit their annual recertification forms and complete their eligibility on-online.

THE HOUSING AUTHORITY OF THE CITY OF OXNARD
VAWA CERTIFICATION FY 2025

THIS IS TO CERTIFY THAT THE PUBLIC HOUSING AGENCY OF THE CITY OF OXNARD (OHA) CA 031 HAS INCORPORATED THE VIOLENCE AGAINST WOMEN ACT (VAWA), ADOPTED AN EMERGENCY TRANSFER PLAN**,** AND UPDATED THE ADMISSIONS AND CONTINUED OCUPANCY POLICY (ACOP) AS FOLLOWS:

Chapter 16: Program Administration

Part-VII: Violence Against Women Act (VAWA):
Notification, Documentation and Confidentiality

IN ADDITION, IT IS ADOPTED IN THE ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM (Admin Plan) AS FOLLOWS:

Chapter 16: Program Administration

Part-IX: Violence Against Women Act (VAWA):
Notification, Documentation and Confidentiality

In compliance with the Violence Against Women Act (VAWA) a federal law that provides protections for victims of domestic violence, dating violence, sexual assault and stalking. Although the statute does not specifically include human trafficking in the list of victims protected, this policy includes it, to mirror the Department of Housing and Urban Development's recent usage. The Housing Authority of the City of Oxnard will comply with all applicable provisions of VAWA. This summary of VAWA protections is not intended to limit the rights of victims provided by the Act.

The Housing Authority of the City of Oxnard recognizes the below statement as a more descriptive notification to PHA applicants on the VAWA, as compared to the existing paragraph outlined above.

Approved: by the Housing Authority of the City of Oxnard,

_____ _____

Housing Director Date

VIOLENCE AGAINST WOMEN ACT (VAWA)
For further clarification of Chapter 16 Part-VII (ACOP) and Chapter 16 Part-IX (ADMIN Plan)

The Housing Authority of the City of Oxnard (OHA) is responsible for public housing units and housing choice vouchers located in the City of Oxnard. Through our efforts to provide and maintain housing that is decent, safe, and sanitary, the Housing Authority strives for a high standard of property and voucher management.

The OHA's policy is to comply with the Violence Against Women Act (VAWA). The OHA shall not discriminate against an applicant, voucher participant, or public housing resident on the basis of the rights or privileges provided under the VAWA.

The OHA will request that an individual certify via HUD Form 5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking", that the individual is a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in Public Law 113-4 and 117-103. Such certification shall include the name of the perpetrator. The OHA will request the certification in writing and require that the resident come into the management office to pick up HUD Form 5382 "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking". In those cases where the victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, is unable to pick up the form due to imminent danger by the perpetuator, the OHA will arrange to safely provide the form to the victim. The individual shall provide such certification within 14 business days after the individual receives HUD Form 5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking". If the individual does not provide the certification within 14 days of receiving the form, nothing in this subsection, in Public Law 113-4 Title VI or in 117-103 Division W, may be construed to limit the authority of the OHA to evict any tenant that commits violations of the Public Housing Lease Agreement. At the discretion of the OHA, the 14-day deadline may be extended.

An individual may also satisfy the certification requirement by producing a Federal, State, tribal, territorial, or local police or court record or providing the OHA with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of the abuse. The professional must attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, sexual assault, or stalking has signed or attested to the documentation.

The OHA will not demand that an individual produce official documentation or physical proof of the individual's status as a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking in order to receive any of the benefits provided in this section. At the discretion of the OHA, an individual may be provided benefits based solely on the individual's statement or other corroborating evidence.

In the case where the OHA receives conflicting certification documents from two or more members of the household each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator, the OHA will determine which is the true victim by requiring third-party documentation. Additionally, the OHA will honor any court orders addressing rights of access or control of the property, including civil protection orders

issued to protect the victim and to address the distribution or possession of property among the household.

All VAWA information provided to the OHA, including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, shall be retained in confidence, and will not be entered into any shared database or provided to any related entity, except to the extent that disclosure is-

i. Requested or consented to by the individual in writing;
ii. Required for use in an eviction proceeding under Public Law 113-4 or 117-103, referencing conforming amendments made to the United States Housing Act of 1937; or
iii. Otherwise required by applicable law.

Attachment C.2 Resident Advisory Board (RAB) Comments

Housing Authority of the City of Oxnard
Annual Agency PHA Plan Proposed Changes
Summary of RAB Comments

Although no objections or written comments were received, the following is a summary of the verbal comments received at the Resident Advisory Board (RAB) Meetings:

1. Comment: Is social security considered wages?
Response: Social security is a form of income and it is used to determine the household rent.

2. Comment: When looking back at historical wages, in the scenario where an individual used to work part time and now works full time, will that be taken into consideration?
Response: Yes, if employment status changed from prior year, it will be taken into consideration when projecting income.

3. Question: On project-based vouchers, what if I currently have a 4-bedroom unit and I no longer Qualify because family members moved out, what happens?
Response: Remaining family members remain over housed until there is a smaller unit in the same project, however; may request a tenant-based housing choice voucher (subject to eligibility and availability) so that they can locate a properly sized unit.

4. Comment: If the Choice Neighborhood Implementation grant is awarded to the OHA, can the alley repairs that are listed on the 2025 Annual Capital Fund budget be paid for by the grant instead and the funding be used for another project?
Response: Yes, the alleyway in the Colonia Site is an eligible project for the Choice Grant. If awarded the OHA will utilize the funds for another eligible capital fund improvement at the same or another site. For now, the OHA is proposing to leave the project in the proposed budget, but will be deferred if necessary to allow for Choice Grant.

5. Comment: For repairs needed at the Community Center (Pleasant Valley public housing site) would they need to go under the annual capital fund budget?
Response: It depends on the type and extend of the repairs involved. There are no projects planned at this time, however; OHA Staff will set up a meeting with the Pleasant Valley Tenant Association to do a walkthrough of the center and determine repairs needed.

6. Comment: Can you bring the Fair Housing Rights center to talk to a person who is having issues with the Las Cortes Management Office regarding housing rights?
Response: Although the OHA cannot initiate a complaint on behalf of a program participant, the OHA can provide information on local agencies that can assist. The first step is for the participant to contact the Section 8 for guidance or if they prefer, they can contact either the Housing Rights Center or California Rural Legal Assistance directly.

Attachment C.2 Resident Advisory Board (RAB) Comments

7. Comment: Can something be built in the open common areas at the Colonia site, such as a walking exercise path?

Response: The idea of a walking exercise path has been shared with staff and is currently being explored as an option for the initial milestone project that is required as part of the Choice Planning Grant that was recently awarded to the OHA.

8. Comment: Can the parking spaces at the Pleasant Valley public housing site be re-painted and widened?

Response: The OHA submitted a request for approval to authorize a full-time position for the Public Housing Maintenance Team. The position will be focused on stripping parking lots and in-house painting work orders. Subsequently, the OHA will set up meetings with residents and the Tenant Association to discuss options and impact to the residents. For example, widening the parking space will reduce the number of spaces which will further exuberate the lack of parking issue at all sites.

9. Comment: Can the basketball courts, lights and bleachers behind the community center at the Squires site be assessed for repairs?

Response: Yes, the OHA will set up a meeting with the Public Housing Superintendent and the Pleasant Valley Tenant Association to do a walkthrough of the area.

10. Question: For trees that have to be removed, can something be planted in their place?

Response: The Assistant Director will meet with the Public Housing Superintendent to discuss options for landscaping options that are drought tolerant.

11. Comment: Can the OHA staff attend monthly meetings depending on what subject matters will be covered?

Response: Yes, the OHA management team has offered to attend or participate in meetings upon request from the Tenant Association.

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

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

I, Brenda Lopez, the Interim Housing Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA031 - Housing Authority of the City of Oxnard is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Oxnard pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.
The PHA's goals and objectives are aligned with the Consolidated Plan. Specifically, on section AP-20 of the plan. The PHA is working on improving supply of affordable rental housing inventory, reducing homelessness, and increase availability of social services.

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: **Brenda Lopez**	Title: **Interim Housing Director**
Signature:	Date:

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

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

Streamlined Annual PHA Plan ***(High Performer PHAs)***	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires 03/31/2024**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A. PHA Information.

A.1

PHA Name: Housing Authority of the City of Oxnard **PHA Code:** CA031
PHA Type: ☑ High Performer

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **07/2025**
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 523 **Number of Housing Choice Vouchers (HCVs)** 1904
Total Combined 2427
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: A copy of the PHA plan is located on the Housing Authority of the City of Oxnard's website: https://www.oxnard.gov/housing

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.
(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Homeownership Programs.
☐	☑	Safety and Crime Prevention.
☐	☑	Pet Policy.
☐	☑	Substantial Deviation.
☑	☐	Significant Amendment/Modification.

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

Significant Amendment/Modification.
See Attachment B.1(a) (b) Significant Amendment/Modification

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

B.2 New Activities.
(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y	N	
☑	☐	Hope VI or Choice Neighborhoods
☐	☑	Mixed Finance Modernization or Development.
☑	☐	Demolition and/or Disposition.
☐	☑	Conversion of Public Housing to Tenant Based Assistance.
☑	☐	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☑	☐	Project Based Vouchers.
☐	☑	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan

See Attachment B.2(a)(b)

B.3 Progress Report.
Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
See Attachment B.3 Progress Report

B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
See Capital Fund 5 Year Action Plan in EPIC approved by HUD June 24, 2024

B.5 Most Recent Fiscal Year Audit.
(a) Were there any findings in the most recent FY Audit?
Y ☐ N ☑
(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.

	(a) Did the RAB(s) have comments to the PHA Plan? Y ☑ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. **See Attachment C.1 RAB Comments**
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**
D.1	**Affirmatively Furthering Fair Housing (AFFH).** **Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.**

Attachment B.1(a)(b) Significant Amendment/Modification

Proposed Significant Amendments

Housing Choice Voucher (HCV) Administrative Plan
&
Public Housing Program Admissions and Continued Occupancy Policy (ACOP) Plan

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) was enacted on July 29, 2016. Title I of HOTMA contains fourteen sections that affect the HCV and Low Rent Public Housing Program rental assistance programs. Some of the changes were to be implemented immediately, while others required further action from the Department of Housing and Urban Development (HUD). The Final Rule which implements Sections 102, 103, and 104 was officially published in the Federal Register on February 14, 2023. HUD established a January 1, 2025 compliance date for mandatory and discretionary changes in policies pertaining to Sections 102/104, however; the date has since been pushed back with no new date at this time.

In preparation, the Oxnard Housing Authority (OHA) adopted a pre- and post-HOTMA Admin and ACOP plan on July 1, 2024. An appendix was included to assist in navigating policy changes during the transition period. Until further direction from HUD, the OHA will continue to operate its programs under pre- HOTMA policies while also managing policies that can be used immediately. Instead of two separate versions of each plan, the OHA has adapted its plans to incorporate pre- and post- HOTMA policies. Due to the extensive changes that impact chapters 6, 7, and 11(ADMIN)/9(ACOP), they will be split into version A for pre- and version B for post-HOTMA policies. Once the OHA transitions the pre-HOTMA chapters will be removed. All of the remaining chapters were also updated to clarify which policies are pre- versus post -HOTMA, where applicable.

In addition, HUD is transitioning from housing quality standards (HQS) to the national standards for the physical inspection of real estate (NSPIRE) for inspections. The original compliance date of October 1, 2024 has been changed to October 1, 2025. Since the OHA previously adopted the NSPIRE policies in anticipation of the 2024 compliance date, the OHA will also split Chapter 8 to include version A outlining pre- and version B outlining the NSPIRE revisions. Once the OHA transitions to NSPIRE, version A will be removed. HUD issued further guidance indicating that term “Housing Quality Standards” will continue to be used for the Housing Choice Voucher Program, even after the transition, therefore this change was also made throughout the Admin Plan where applicable.

The proposed Admin Plan also includes revisions required by recent changes to HUD regulations. Chapters 1, 5, 9, 10, 15, 16, and 18 are updated to comply with the HOTMA Voucher Final Rule and chapter 19 to comply with the August 13, 2024 Federal Register/Notice PIH 2024-30. The changes that affect the Project Based Voucher program (chapter 17) required a complete overhaul of the chapter. All of the remaining chapters were also updated to comply with various changes in federal regulations.

A draft of the proposed changes to each plan may be accessed at:

HCV Plan: https://www.oxnard.org/city-department/housing/section-8/admin-plan/

ACOP Plan: https://www.oxnard.org/city-department/housing/public-housing/acop/

Attachment B.2(a)(b) Description of New Activities

Hope VI or Choice Neighborhoods

The Public Housing Authority (PHA) has been selected to receive an FY2024 Choice Neighborhoods Planning Grant of $500,000. This grant will support the development of a comprehensive neighborhood Transformation Plan for the Las Colonia and Central Oxnard neighborhoods, including PHA-owned public housing properties located on Colonia Road (31-3) and Felicia Court (31-2). The PHA will use this grant to create a Transformation Plan in preparation for submitting a Choice Neighborhoods Implementation Grant application.

Repositioning of Public Housing

The Oxnard Housing Authority (OHA) is in the process of applying for a Commitment to Enter into a Housing Assistance Payment (CHAP) under the Rental Assistance Demonstration (RAD) program. OHA plans to blend RAD, Section 18, and other related repositioning programs as it converts its public housing portfolio into Project-Based Vouchers (PBV), following guidelines in HUD PIH Notices 2021-07, 2012-32 (REV-1 to REV-3), and 2019-23 (REV-4), among others.

Upon conversion to PBVs, OHA will adopt the resident rights, participation, waiting list, and grievance procedures outlined in Section 1.6 of PIH Notice 2019-23 (REV-4) and related successor notices. These rights and procedures are appended to this attachment. Additionally, OHA certifies compliance with all fair housing and civil rights requirements.

Demolition and/or Disposition.

Section 18 of the U.S. Housing Act of 1937 (amended in 1998) removes the one-for-one public housing replacement requirement, granting PHAs authority to demolish or dispose of public housing. PIH Notice 2018-4 expands Section 18's scope to help PHAs access private capital and reposition public housing onto more sustainable financial platforms.

During the conversion process, the PHA will apply for a demolition/disposition application through HUD's Special Application Center to dispose of eight units at Althea Court. These units suffered fire damage and are HUD-approved vacant due to casualty loss.

NAME: ALTHEA COURT
PIC DEVELOPMENT NUMBER: CA031000007
CONVERSION TYPE: PROJECT BASED TENANT PROTECTION VOUCHERS (TPV)
TOTAL UNITS: 8 UNITS
BEDROOM TYPE: TWO 2-BED, FOUR 3-BED, TWO 4-BED
NUMBER OF UNITS PRE-CONVERSION: 8
NUMBER OF UNITS POST-CONVERSION: 8
CHANGES IN NUMBER OF UNITS PER BEDROOM: NONE

Under the Housing Opportunities Through Modernization Act (HOTMA), PBVs may be awarded to this project without competitive bidding due to the PHA's ownership interest.

Conversion of Public Housing to Project Based Rental Assistance or Project Based Vouchers under RAD

OHA intends to submit applications to convert its 515-unit public housing portfolio into PBVs through RAD and RAD/Section 18 Small PHA Blend programs as per PIH Notice 2021-07, PIH 2012-32, REV-1, REV-2, REV-3, PIH 2019-23 REV-4, 4b and Joint Housing PIH Notice H-2019-09, and any successor Notices.

- The PHA is submitting applications to convert 98% of its public housing units (515 Units) to project-based vouchers (PBV) through a RAD and subsequent RAD/Section 18 Small PHA Blend conversion (See Tables).
- There are no changes planned in the number of units and no changes in bedroom distribution.
- The PHA has no public housing preferences cited in the Admissions and Continued Occupancy that would be adopted by the Section 8 Administrative Plan. All Housing Choice Voucher Waiting List Preferences will apply to these units.
- The PHA intends to remain in full compliance of Attachment PIH-2019-23 REV-4 and any successor notices as it pertains to waiting list preferences, Resident Rights, and Participation, Tenant Protections for residents. Additionally, the PHA will remain in full compliance with Tenant Protections as outlined under PIH Notice PIH 2019-08.
- Prior to conversion the PHA will survey all waiting lists to determine how many active applicants remain and subsequently merge remaining applicants according to their current standing on the waiting list.

RAD and Section 18 were designed by HUD to assist in addressing the capital needs of public housing by providing the PHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the PHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of its RAD/Section 18 Small PHA Blend conversion and that the PHA may also borrow funds to address its capital needs. If necessary, the PHA will also be contributing Operating Reserves and Capital Funds towards the conversion.

Upon conversion to Project Based Vouchers, the PHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV-4, 4b; and Joint Housing PIH Notice H-2019-09 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the PHA certifies that the PHA is currently compliant with all fair housing and civil rights requirements. g to PBV. It is the PHA's intent to comply with PIH Notice 2012-32 as it relates to the following:

1. Right to Return and Relocation Assistance (Section 1.4. A.5 (ii): "Any resident that may need to temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Projected once rehabilitation is completed". Relocation expenses shall be paid by the PHA.
2. No Rescreening of Tenants upon Conversion (Section 1.6.C.1): "Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for

application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). 24 CFR 982.20 I, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households.

3. Under-Occupied Unit {Section 1.6.C. l l): "If a family is in an under-occupied unit under 24 CFR 983.260 at the time of conversion, the family may remain in this unit until an appropriate becomes available at the Covered Project. When an appropriate sized unit becomes available at the Covered Project, the family living in the under-occupied unit must move to the appropriate-size unit within a reasonable period of time, as determined by the PHA. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available at the Covered Project, 24 CFR 983.260 is waived.
4. Renewal of Lease (Section l.6.C.3): The PHA shall renew all leases upon lease expiration, unless cause exists.
5. Phase-in Tenant Rent Increase (Section 1.6.C.4): "If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years as outlined in Section l.C.4 of PLH Notice 2012-32". The PHA shall establish a policy setting the length of the phase-in period at five years.

   Three Year Phase-In:

   - Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion - 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
   - Year 2: Year 2 Annual Recertification {AR) and any Interim Recertification (IR) prior to year 3 AR - 50% of difference between most recently paid TTP and the Calculated PBV TTP
   - Year 3: Year 3 AR and all subsequent recertification's- Full Calculated PBV TTP
6. FSS and ROSS-SC (Section 1.6.C.5): Public Housing residents that are currently FSS participants will continue to participate in the PHA's FSS program. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

   However, PHAs should note that until provisions of the Economic Growth, Regulatory Relief, and Consumer Protection Act are implemented, there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984 (current, or as amended), the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December

29, 2014, at 79 FR 78100.38 Further, upon conversion to PBV, if the PHA no longer has a public housing program, funds already escrowed for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.39

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

7. Resident Participation and Funding (Section 1.6.C.6): Residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.
8. Termination Notification (Section 1.6.C.7. i): In addition to the regulations at 24 CFR 983.257 related to Project Owner termination of tenancy and eviction the termination procedure for RAD conversion to PBV will require that PHAs provide adequate written notice of termination of the leased which shall be: a) A reasonable period of time, but not to exceed 30 days; b) If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or c) Not less than 14 days in the case of nonpayment of rent; and d) Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply. Termination provisions outlined in Oxnard Housing Authority Administrative Plan shall apply.
9. Grievance Process (Section 1.6.C.7. ii): For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing as outlined in 24 CFR 982.555. RAD will specify alternative requirements for 24 CFR 982.555(b) in part, which outlines when informal hearings are not required.
10. Earned Income Disregard (Section 1.6.C.8): Tenants who are employed and are currently receiving the Earned Income Disregard (ELD) exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR 5.617. Upon the expiration of the ELD for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.c.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time. Under the Housing Choice Voucher program, the ELD exclusion is limited only to persons with disabilities. In order to allow all tenants (including non-disabled persons) who are employ currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID

but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

11. Jobs Plus (Section 1.6.C.9): Jobs Plus is not applicable to Oxnard Housing Authority.
12. When Tenant Payment Exceeds Gross Rent (Section 1.6.C. l 0): Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV Housing Assistance Payments (HAP) Contract only if the unit's occupants are eligible for housing assistance payments. Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 day because the family's Total Tenant Payment (TTP) has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TIP equals or exceed the Gross Rent. Alternative requirements shall establish that until such time that the family's TIP falls below the gross rent, the rent to the owner for the unit will equal the less of (a) the family's TIP, less the Utility Allowance, or any applicable maximum rent under Low-Income Housing Tax Credit (LIHTC) regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8 (o)(l 3)(H) of the Act and the implementing regulations at 24 CFR 983.30 I as modified by Section 1.68.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the Housing Quality Standards (HQS) requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIH Information Center (PIC). Following conversion, 24 CFR 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.
13. Establishment of Waiting List (Section 1.6.D.s): 24 CFR 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide or site-based waiting list from which residents for the Covered Project will be admitted. The PHA 's site-based waiting list shall be transferred to a new site-based waiting list for Covered Projects. Properties added to the wait list may utilize the Section 18 blend program.
14. Choice Mobility (Section 1.6.D.9): One of the key features of the PBV program is the mobility component, which provides that the family may terminate the assisted lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the leased in this manner, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. Before providing notice to terminate the lease a family must contact the PHA to request comparable tenant-based rental assistance if the family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the family's leased of a PBV unit, the PHA must give the family priority to receive the next available

opportunity for continued tenant-based rental assistance. If the family terminates the assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.

Below, please find specific information related to the Public Housing Development(s) selected for conversion:

Submittal of RAD Applications

Development Name: Palm Vista	Development ID: CA031000005	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None
Total Units: 100	Pre-Conversion Unit Type: Senior	Post-Conversion Unit Type: Senior	Capital Fund Plan Allocation:
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency			
One Bedroom	100	100	None
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			

Development Name: Plaza Vista	Development ID: CA031000008	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None
Total Units: 50	Pre-Conversion Unit Type: Senior	Post-Conversion Unit Type: Senior	Capital Fund Plan Allocation:
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency	18	18	None
One Bedroom	32	32	None
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			

Development Name: Althea Court	Development ID: CA031000007	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None

Attachment B.2(a)(b) Description of New Activities

Total Units: 13	Pre-Conversion Unit Type: General Occupancy	Post-Conversion Unit Type: General Occupancy	Capital Fund Plan Allocation:
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency	0	0	None
One Bedroom	1	1	None
Two Bedroom	7	7	None
Three Bedroom	0	0	None
Four Bedroom	4	4	None
Five Bedroom	1	1	None

Submittal of Properties to RAD Portfolio Conversion

In addition to the properties listed above, the PHA intends to apply for a Portfolio Conversion from HUD that includes the properties listed below. The PHA may choose to advance any select property in accordance with RAD rules.

Development Name: Colonia Village (31-2)	Development ID: CA031000002	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None
Total Units: 100	Pre-Conversion Unit Type: General Occupancy	Post-Conversion Unit Type: General Occupancy	Capital Fund Plan Allocation:
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency	0	0	None
One Bedroom	0	0	None
Two Bedroom	24	24	None
Three Bedroom	60	60	None
Four Bedroom	14	14	None
Five Bedroom	2	2	None

Development Name: Colonia Village (31-3)	Development ID: CA031000003	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None
Total Units: 70	Pre-Conversion Unit Type: General Occupancy	Post-Conversion Unit Type: General Occupancy	Capital Fund Plan Allocation:

Attachment B.2(a)(b) Description of New Activities

Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency	0	0	None
One Bedroom	0	0	None
Two Bedroom	18	18	None
Three Bedroom	30	30	None
Four Bedroom	20	20	None
Five Bedroom	2	2	None

Development Name: Pleasant Valley (31-4)	Development ID: CA031000004	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None
Total Units: 102	Pre-Conversion Unit Type: General Occupancy	Post-Conversion Unit Type: General Occupancy	Capital Fund Plan Allocation:
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency	0	0	None
One Bedroom	12	12	None
Two Bedroom	38	38	None
Three Bedroom	38	38	None
Four Bedroom	12	12	None
Five Bedroom	2	2	None

Development Name: Oxnard Townhomes	Development ID: CA031000007	Conversion Type: RAD/Sec 18 PBV	Transfer of Assistance: None
Total Units: 80	Pre-Conversion Unit Type: General Occupancy	Post-Conversion Unit Type: General Occupancy	Capital Fund Plan Allocation:
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Post conversion change in units or bedroom type**
Studio/Efficiency	0	0	None
One Bedroom	0	0	None
Two Bedroom	28	28	None
Three Bedroom	24	24	None
Four Bedroom	22	22	None
Five Bedroom	6	6	None

Attachment B.2(a)(b) Description of New Activities

1. The PHA is not under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision.
2. The PHA certifies that their conversion complies with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.
3. As part of this conversion the PHA shall notify the public that the current and future Capital Fund Program Grants Budgets, will be reduced as a result of any projects converting. The PHA will provide an estimate of the amount of the current Capital Fund grant that is associated with the proposed project and the impact on the current Five-Year PHA Plan and Five-Year Capital Fund Action Plan.

Project Based Vouchers

The PHA has almost reached the 20% program cap for conversion of tenant-based vouchers to project-based vouchers. The goal is to pursue funding opportunities that are for project-based voucher allocations that can be excluded from the program cap.

Attachment B.3
Progress Report: PHA Goals and Objectives for 5 Year Plan 07/01/2020-06/30/2025

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.

Strategic Goal: Advance Economic Opportunity

PHA Goal One: Expand the supply of assisted housing.

Objective: Apply for additional tenant based, project based, and special purpose vouchers

The Oxnard Housing Authority's (OHA) Veterans Affairs Supportive Housing (VASH) voucher allocation has increased by 25 additional vouchers for a total of 77. The OHA was awarded 40 Mainstream Vouchers and 46 Emergency Housing Vouchers. An additional allocation of 14 Housing Choice Vouchers were also awarded.

Objective: Development of additional rental housing

Las Cortes, Inc. a non-profit corporation was established with the purpose of creating affordable housing. To date, phase I and phase II of the Las Cortes project have been completed which involved the demolition and replacement of 260 public housing units. Currently, phase III of the project is in the planning phase which will result in additional rental housing units. During the OHA 5-year plan period the PHA acquired 2-triplex properties, a single-family residence, and an apartment complex, for a total of 17 units that are now rented to low income families.

Additionally, the OHA made substantial progress in increasing the availability of rental housing through partnerships with various affordable housing developers. The Central Terrace project was completed in July 2024 which includes 35 Project Based Vouchers issued by the OHA. Phase I of the Casa Aliento project was completed in October 2024, which includes 21 mainstream project-based vouchers and 19 housing choice project-based vouchers issued by the OHA. There is construction underway for the Dolores Huerta Project, which will include 13 VASH vouchers awarded by the OHA and the 2nd & B Project, which will include 55 project-based vouchers awarded by the OHA. These efforts help address the obstacle faced by newly admitted low- income families who receive subsidized housing assistance but are successful in locating a unit.

Objective: Decrease Public Housing Vacancy Rate

The Public Housing vacancy rate was sustained. Having units ready for occupancy in decreased turn times has enabled OHA to house families who are in dire need of housing in a shorter time frame. The units designated for conversion to comply with the Department of Housing and Urban Development's ADA-Section 504 regulation, were not factored. The units are taken offline as they are vacated. In fiscal year 2024, the OHA began the drain line replacement project for the Plaza Vista public housing site. Due to the extent of work, a total of 6 units were set aside at the Palm Vista public housing site to be used for the temporary relocation of residents. Once the project has been completed, all vacancies will be filled by applicants from the waitlist or by transfers of over housed public housing residents.

Objective: Increase Housing Choice Voucher Budget Utilization

As a result of the COVID-19 pandemic, the OHA's utilization rate was negatively impacted. The

Department of Housing and Urban Development (HUD) requires for PHAs to use at least 95% of their budget authority or lease-up of baseline units. In order to increase utilization, the OHA deployed several strategies: payment standards were increased to 110% and landlord rent increases (which had been suspended) were resumed, these actions increased housing choices. Several selections from the Section 8 waitlist were completed, "selections" refers to the process of admitting new families into the program. Although the OHA has a voucher allocation remaining, the budget expenditure goal of 100% has been Sustained.

Objective: Create a Housing Navigation team

A Housing Locator position was created to provide field-based housing location services to program participants. The Housing Locator works closely with participants and their case workers in the rental process. The Housing Locator maintains and coordinates communication, between participants, landlords, property managers, case workers, community partners, and staff. In addition, a partnership with Ventura County United Way was established to leverage the various landlord incentive programs for homeless individuals and families they offer, which in turn helps OHA's voucher holders to secure units.

PHA Goal Two: Expand Family Self-Sufficiency (FSS) Program

Objective: Increase program participation

Fiscal years 2020 and 2021 presented a challenge to the OHA's efforts to increase FSS program participation. Offices were closed to the public making it necessary to move towards on-line recertifications. In fiscal year 2022, HUD published mandated updates to the FSS program which resulted in a temporary suspension of new admissions to the program. The OHA shifted focus to completing the necessary legwork to ensure the program meets compliance requirements and that all policies and procedures are up to date with new federal regulations. For fiscal year 2023, the OHA applied for and was awarded funding to hire an additional FSS Coordinator. In fiscal year 2024, both FSS Coordinator positions were filled and marketing and outreach efforts were revamped. The minimum number of participants required by HUD is 25, the Oxnard Housing Authority has 85 active participants.

Objective: Expand the scope and types of services offered to participants. For example: job training and educational programs that will increase self-sufficiency and income generation

The OHA partnered with the Ventura County Credit Union and the Housing Authority of the City of San Buenaventura to offer money management workshops. The OHA facilitates ESL classes and Digital Literacy courses in partnership with Oxnard Adult School. In FY 2022, the OHA launched its scholarship program which has been awarding scholarships annually to youth who are pursuing a higher education and whose family is a Public Housing or Section 8 program participant. College preparation workshops are also offered in partnership with Oxnard College and California State University Channel Islands.

Objective: Build new partnerships with employers and service providers

The OHA has partnered with Amazon, Embassy Suites by Hilton, Boys & Girls Clubs of Greater Oxnard and Port Hueneme, Gold's Gym, and the United States Census 2020 to host a community wide job fair each year. In 2022, the OHA partnered with Southwest Carpenters, who will be offering paid

apprenticeships, with employment guarantee, at no cost to interested Section 8 and Public Housing program participants. The OHA is also a participant of the Senior Community Service Employment Program, which provides on-the-job training for seniors.

Objective: Revamp marketing efforts of the FSS Program

FSS Coordinator has been participating in various local community events and resource fairs to provide education about the FSS program. In addition, a brief presentation is provided to newly admitted clients to the Public Housing and Section 8 program, during orientation.

Objective: Increase progress meetings with FSS program participants

Individualized in-person meetings with program participants have resumed and the frequency has been increased. This has helped to motivate participants to work on their self-sufficiency goals and continue participation in the program as they are able to get resources to assist with any obstacles encountered while working on their FSS program participant goals.

PHA Goal Three: Supportive Services for Residents

Objective: Resident Opportunities and Self-Sufficiency (ROSS) program Coordinator to expand coordination of self-sufficiency services to each project site

The ROSS program has been expanded to the largest OHA project sites. The major activities involve annual community events, art workshops for youth, Boys & Girls Club programming, CaIKIDS program education, and computer classes.

Objective: Increase collaboration between ROSS and FSS activities

The ROSS and the FSS program coordinators work closely to build new partnerships with local community service providers. The OHA established a Program Coordinating Committee in collaboration with the City of San BuenaVentura Housing Authority. The committee is made up of several community partners who provide services for low-income families. Each partner shares information of new programs, existing programs, and events available for the community at quarterly meetings.

Objective: Leverage capacity with resident advisory board teams to increase participation and outreach

The Resident Services Coordinator is facilitating training and guidance to each project site's Tenant Association. There are currently four tenant associations established, which represent all public housing sites. The OHA participates in meetings to provide information on program changes, requirements, and to gather feedback from residents. The Tenant Associations provide volunteer support to the OHA when carrying out events at their designated site.

Strategic Goal: Reduce Homelessness

PHA Goal One: Increase percentage of admissions to mainstream housing programs

Objective: Apply for Mainstream Vouchers

The OHA applied for and was awarded 40 mainstream vouchers. The mainstream vouchers are for individuals who are non-elderly/disabled and homeless. The OHA leased half of the allocation to applicants on the Section 8 waitlist and the other half have been committed to the Casa Aliento project. Casa Aliento is a rehabilitation project of a 70-room Vagabond Inn Motel to permanent supportive housing in Oxnard. The first phase of the project was completed during fiscal year 2024 and the second phase will be completed in January 2025.

Objective: Establish partnerships with local Health and Human Service Agencies

The OHA is working in partnership with the Ventura County Human Services Agency to prioritize services to families who need emergency housing.

Objective: Partner with Community Service Agencies throughout the Ventura county that offer homeless programs

The OHA hired two full-time Homeless Assistance Program Coordinator who work with community service agencies to provide an array of services to our homeless population. For example, OHA partnered with the Ventura County and Salvation Army to implement a “One Stop” program that provides services in areas frequented by non-housed homeless individuals. The

Objective: Collaborate with Ventura County’s Continuum of Care to establish a referral system

The OHA has established a referral system with the Ventura County’s Continuum of Care (CoC) agency. The Emergency Housing Voucher program, which was a limited special purpose voucher program launched in response to COVID, was successfully fully leased in partnership with the CoC. The Casa Aliento (40 project based vouchers allocated), Central Terrace (35 project based vouchers allocated) and 2nd and B (55 project based vouchers allocated) projects will be leased via a referral system in collaboration with the CoC.

PHA Goal Two: Set Aside Homeless Voucher Program

Objective: Increase utilization of homeless set aside vouchers

The OHA has achieved 100% utilization of the homeless set aside voucher program. Including fiscal year 2023, the number of vouchers allocated towards the homeless set aside voucher program is 135. This includes an allocation of 19 project based vouchers which have been awarded to the Casa Aliento project.

Objective: Establish MOU with Supportive Services Provider

The OHA has established a referral system with the Ventura County’s Continuum of Care agency. In addition, the OHA works in partnership with United Way of Ventura County and CalAIM of Ventura County Health Care Agency to refer voucher holders who need housing navigation support.

Objective: Develop a plan to move homeless applicants from shelter to permanent housing

The OHA is currently working with Ventura County, the Salvation Army, the Ventura County Workforce

Development Board, Mercy House and the Ventura County's Continuum of Care to refer clients through the Pathways to Home program for services. The Pathways to home program is a network collaborative of 18 agencies in the Ventura County who assist individuals and families to access homeless services through coordinated process. In Fiscal year 2024, the Central Terrace project was completed and 35 project based vouchers were issued by the OHA to prioritized applicants from the Ventura County's Continuum of Care agency waitlist. In addition, Phase I of the Casa Aliento project was completed which includes 10 mainstream project-based vouchers and 7 housing choice project-based vouchers issued by the OHA. There are 2 additional new developments underway that have been awarded project based vouchers.

PHA Goal Three: VASH Program

Objective: Increase utilization of Veterans Affairs Supportive Housing (VASH) vouchers

The OHA is working with the U.S. Department of Veterans Affairs' regional office to discuss ways in which referrals can be increased for the VASH program. In addition, the OHA has allocated 13 project based VASH vouchers to the Cabrillo Economic Development Corporation's Dolores Huerta Gardens project. The project is a 58 affordable rental housing project that will be located at the intersection of Dolores Huerta Gardens and Pleasant Valley Road in Oxnard.

Objective: Increase collaboration efforts with local VA clinic to identify eligible Veterans

The City of Oxnard VA Clinic, which is the first stop for a Veteran to seek assistance with eligibility for the VASH program, temporarily suspended referrals due to capacity limitations and reprioritizing of program Objectives, during calendar year 2023. The OHA joined the Veterans Subcommittee Group, which is a committee led by the County of Ventura, County Executive Office to continue supporting efforts, actualizing program updates, and gather feedback on any support the OHA can provide. The referrals for the VASH program are expected to resume during the 2025 calendar year.

PHA Goal Four: Build a Navigation Center

Objective: Increase street outreach and case management

The OHA hired two Homeless Assistance Program Coordinators dedicated to street outreach and case management. In partnership with the Salvation Army, street outreach services have been expanded throughout the OHA's jurisdiction.

Objective: Lead the operation of the city owned navigation center

Construction of Navigation Center began in FY 2022 and is expected to be completed by end of calendar year 2025.

Objective: Establish partnerships with recuperative care, supportive service, and permanent housing providers

The OHA has established partnerships with multiple community service providers to assist in the efforts of connecting homeless individuals with supportive services. For example, the "One Stop" program which brings services to areas that are frequented by non-housed homeless individuals. The OHA also

launched an encampment response plan to address several large homeless encampment sites. A variety of services were offered onsite including: hygiene services, outreach, and case management. Case managers connected individuals with temporary housing options, for many permanent housing has been made possible through the homeless set aside housing choice vouchers, the mainstream voucher program, and the project-based vouchers awarded to the Casa Aliento and Central Terrace affordable housing developments.

HUD Strategic Goal #3: Enhance Rental Assistance

PHA Goal One: Transition public housing to a more sustainable platform

Objective: Expand the rehabilitation of existing housing

Improvements to public housing units include:

- Rehabilitation of exterior walls for OHA's turn key units (Projects located on Fremont, Althea, Hill, Fashion Park, Concord and Cuesta Del Mar) which included scrapping all peeling paint, filling in cracks, paint exterior walls, fascia and all exterior doors as well as carport posts and trash enclosures; the removal and replacement of all cracked concrete in backyard patios
- Flooring replacement for the Felicia project (100 units located on Felicia Court)
- Toilet sensor project for the Felicia project (100 units located on Felicia Court) and the Colonia project (70 units located on Colonia Road) which involved installation of toilet sensors to detect leaks or running toilets
- Kitchen cabinet replacement project for the Palm Vista Project (100 units located at 801 S. C St) which included the replacement of cabinets, plumbing fixtures, sink and range hood
- Boiler replacement project for the Plaza Vista Project (100 units located at 401 S. C St) which included replacement of both heater and domestic hot water heater boilers, holding tank, and all plumbing up to the walls
- Alley way pavement repairs for the Fashion Park project (24 units located on Fashion Park Place)
- Replaced all of the common area lighting with LED light fixtures for both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Replaced fire sprinklers for both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Painted the interior common walls/hallways for the both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Replaced all windows in each unit for the Pleasant Valley Village Project (100 units)
- Kitchen cabinet replacement project for the OHA's turn key units (Projects located on Fremont, Althea, Hill, Fashion Park, Concord and Cuesta Del Mar)
- Replaced the electrical panels and drain lines at the Plaza Vista Project (100 units located at 401 S. C St)
- Multiphase 504-compliance project (this project refers to number of units the OHA must have in its inventory that have been adapted to meet the needs of

disabled persons). A total of 2 existing units at the Pleasant Valley project were converted into 4 accessible units and 5 units at the Palm Vista (located at 801 S. C St.) project were modified. In addition, 1 existing unit located on Althea Court was split into a 504 compliant unit and a regular unit. In fiscal year 2025, 6 additional conversions will be completed

Objective: Increase value of OHA's real property asset portfolio

The OHA will continue monitoring the private market for opportunities to expand its current property asset portfolio. In fiscal year 2022, the OHA increased its portfolio by acquiring a triplex apartment complex located at 1250 Azalea St, a triplex apartment complex located at 2051 Mariposa St, and a single-family residence located at 3139 S. J St. In fiscal year 2024, the OHA acquired a 10 apartment complex located at 201 S. D St. All of the units are leased by low income families.

Objective: Merge Capital Fund and Maintenance Teams

The Capital Fund team has been realigned and now reports to the Maintenance Department. The synergies between both teams offer the added benefit of ensuring that the ongoing maintenance needs of projects are factored in when capital improvement decisions are made. In addition, the capital fund team now has access to additional project management support.

Objective: Transition Public Housing Units with significant unmet capital needs to Rental Assistance Demonstration Program (RAD) or Project Based Projects

The OHA launched the effort titled "Rethink and Renew" to restructure operations. As part of the effort, the OHA submitted a technical assistance and capacity building engagement grant request to the Department of Housing and Urban Development (HUD). The request was approved. HUD assigned the consultant, CVR Associates, Inc. to complete an analysis and issue a repositioning report tailored to OHA. The term repositioning (also referred to as RAD) refers to changing the funding structure for the units currently owned by the OHA under the Public Housing Program to a Section 8 subsidy. This change will provide for a more stable stream of funding and also allow the OHA to leverage funds for rehabilitation of its units. The OHA has engaged a consultant to complete the assessment, application and award phases of RAD.

HUD Strategic Goal #4: Streamline Operations

PHA Goal One: Reduce administrative burden

Objective: Participate in HUD's Moving to Work Demonstration Cohort program

The Moving to Work Demonstration (MTW) Cohort program refers to a demonstration program for PHAs to design and test local innovative strategies with the use Federal dollars more efficiently, increase self-sufficiency for program families, and increase housing choices. Each year, the Department of Housing and Urban Development announces target areas and opportunities for PHAs to apply. The MTW allows participating agencies to be exempt from several regulations to provide flexibility on how they use Federal funds. The OHA will continue to monitor for Cohort opportunities that will be beneficial for the community served by the OHA.

Objective: Streamline processes and procedures for annual and re-certifications

The OHA has launched an on-line, web-based recertification portal for Public Housing residents. In FY 2022, the OHA moved to on-line recertifications for the Housing Choice Voucher program.

Objective: Implement consistent forms, letters, and notices for all programs

The OHA has begun standardizing forms for the Public Housing Program. A committee of staff members has been established to review notices before they are released to residents. Once finalized, forms will be standardized for the Housing Choice Voucher Program.

Objective: Develop strategies to reshape workforce capacity

The COVID-19 pandemic required for the OHA to shift focus from identifying streamlining opportunities to establishing immediate processes to minimize the impact to delivery of services. However; the OHA has resumed normal operations, filled all vacant positions, has training efforts underway, and is working on standardizing procedures.

Objective: Identify and eliminate administrative practices not required by HUD

The OHA's day to day operations for the Public Housing and Section 8 Program were assessed by CVR Associates, Inc. a report of observations and recommendations was issued. The report outlines the strengths and areas of improvement that will result in improved efficiency for the OHA. The management team is focusing on the policy, procedures, and form observation. This area will address updated standard operating procedures, standardized forms, and monitoring.

PHA Goal Two: Improve customer service

Objective: Deliver services more efficiently

The OHA launched the effort titled "Rethink and Renew" to restructure operations. The goal is to improve landlord and tenant relations and customer service. This is an ongoing goal as the improvement of delivery services is a byproduct of improved efficiencies which are currently underway.

Objective: Reduce turnaround time-frames for reasonable accommodation requests

Reasonable accommodation requests are reviewed and dispositioned within 48-72 hours from receipt. If an accommodation exceeds the approval authority level of the Program Supervisor, it is submitted within 24 hours to the Housing Programs Manager for review so that the response is not delayed.

Objective: Move towards on-line web-based applications

The OHA launched an on-line applications and resident's web-based portal known as Rent Café. This system allows for applicants to update and monitor their application 24/7. For existing clients, they are able to submit their annual recertification forms and complete their eligibility on-online.

Attachment C.1 Resident Advisory Board (RAB) Comments

Housing Authority of the City of Oxnard
Annual Agency PHA Plan Proposed Changes
Summary of RAB Comments

Although no objections or written comments were received, the following is a summary of the verbal comments received at the Resident Advisory Board (RAB) Meetings:

1. Comment: Is social security considered wages?
Response: Social security is a form of income and it is used to determine the household rent.

2. Comment: When looking back at historical wages, in the scenario where an individual used to work part time and now works full time, will that be taken into consideration?
Response: Yes, if employment status changed from prior year, it will be taken into consideration when projecting income.

3. Question: On project-based vouchers, what if I currently have a 4-bedroom unit and I no longer Qualify because family members moved out, what happens?
Response: Remaining family members remain over housed until there is a smaller unit in the same project, however; may request a tenant-based housing choice voucher (subject to eligibility and availability) so that they can locate a properly sized unit.

4. Comment: If the Choice Neighborhood Implementation grant is awarded to the OHA, can the alley repairs that are listed on the 2025 Annual Capital Fund budget be paid for by the grant instead and the funding be used for another project?
Response: Yes, the alleyway in the Colonia Site is an eligible project for the Choice Grant. If awarded the OHA will utilize the funds for another eligible capital fund improvement at the same or another site. For now, the OHA is proposing to leave the project in the proposed budget, but will be deferred if necessary to allow for Choice Grant.

5. Comment: For repairs needed at the Community Center (Pleasant Valley public housing site) would they need to go under the annual capital fund budget?
Response: It depends on the type and extend of the repairs involved. There are no projects planned at this time, however; OHA Staff will set up a meeting with the Pleasant Valley Tenant Association to do a walkthrough of the center and determine repairs needed.

6. Comment: Can you bring the Fair Housing Rights center to talk to a person who is having issues with the Las Cortes Management Office regarding housing rights?
Response: Although the OHA cannot initiate a complaint on behalf of a program participant, the OHA can provide information on local agencies that can assist. The first step is for the participant to contact the Section 8 for guidance or if they prefer, they can contact either the Housing Rights Center or California Rural Legal Assistance directly.

7. Comment: Can something be built in the open common areas at the Colonia site, such as a walking exercise path?

Response: The idea of a walking exercise path has been shared with staff and is currently being explored as an option for the initial milestone project that is required as part of the Choice Planning Grant that was recently awarded to the OHA.

8. Comment: Can the parking spaces at the Pleasant Valley public housing site be re-painted and widened?

Response: The OHA submitted a request for approval to authorize a full-time position for the Public Housing Maintenance Team. The position will be focused on stripping parking lots and in-house painting work orders. Subsequently, the OHA will set up meetings with residents and the Tenant Association to discuss options and impact to the residents. For example, widening the parking space will reduce the number of spaces which will further exuberate the lack of parking issue at all sites.

9. Comment: Can the basketball courts, lights and bleachers behind the community center at the Squires site be assessed for repairs?

Response: Yes, the OHA will set up a meeting with the Public Housing Superintendent and the Pleasant Valley Tenant Association to do a walkthrough of the area.

10. Question: For trees that have to be removed, can something be planted in their place?

Response: The Assistant Director will meet with the Public Housing Superintendent to discuss options for landscaping options that are drought tolerant.

11. Comment: Can the OHA staff attend monthly meetings depending on what subject matters will be covered?

Response: Yes, the OHA management team has offered to attend or participate in meetings upon request from the Tenant Association.

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

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

I, Brenda Lopez, the Interim Housing Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA031 - Housing Authority of the City of Oxnard is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Oxnard pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.
The PHA's goals and objectives are aligned with the Consolidated Plan. Specifically, on section AP-20 of the plan. The PHA is working on improving supply of affordable rental housing inventory, reducing homelessness, and increase availability of social services.

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: **Brenda Lopez**	Title: **Interim Housing Director**
Signature:	Date:

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

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

Certification of Compliance with PHA Plan and Related Regulations ***(Standard, Troubled, HCV-Only, and High Performer PHAs)***	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2025, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include 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 2011-65);
    - 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
    - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. 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.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. 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.
21. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Oxnard	**CA031**
PHA Name	PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20**25**

X 5-Year PHA Plan for Fiscal Years 20**25** - 20**29**

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 Executive Director **MS Brenda Lopez**	Name Board Chairman **Luis McArthur**
Signature Date	Signature Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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

CFP Five-Year Action Plan

2025-2029 Proposed		2025		2026		2027		2028		2029
	Mgmt fees	105,700.00	Mgmt fees	105,700.00	Mgmt fees	105,700.00	Mgmt fees	105,700.00	Mgmt fees	105,700.00
	Mgmt improve	11,300.00	Mgmt improve	12,000.00	Mgmt improve	12,000.00	Mgmt improve	12,000.00	Mgmt improve	12,000.00
	A&E and planning	40,000.00	A&E and planning	40,000.00	A&E and planning	40,000.00	A&E and planning	40,000.00	A&E and planning	40,000.00
	RAD Prelim Conversion	100,000.00							Window replacement	
									Security System	
OHA wide		**257,000.00**		**157,700.00**		**157,700.00**		**157,700.00**		**157,700.00**
31-2		**0.00**						**0.00**		**299,300.00**
			Fences		Roofing		Walkway		Roofing	299,300.00
31-3		**400,000.00**						-		
	504 Conversion	260,000.00	504 Conversion		Landscaping					
	Alley repair	140,000.00								
31-4		-		-		-		**300,000.00**		
							Flooring	300,000.00		
31-5		-		-		**899,300.00**		-		
					Cabinets/Countertop	300,000.00			Elevator	
					Flooring	300,000.00				
					Sliding Doors (inside	299,300.00				
31-7		**400,000.00**		**300,000.00**		-		-		**300,000.00**
	Rebuild Althea	400,000.00	Rebuild Althea	300,000.00	Roofing				Roofing	300,000.00
			Furnaces							
31-8		-		**599,300.00**		-		**599,300.00**		**300,000.00**
			Drains	599,300.00					Elevator	
							Flooring	599,300.00	Flooring	300,000.00
Total		**1,057,000.00**		**1,057,000.00**		**1,057,000.00**		**1,057,000.00**		**1,057,000.00**
		-		-		-		-		-

2025 Capital Fund Budget

2025 Proposed		2025
	Mgmt fees	105,700.00
	Mgmt improve	11,300.00
	A&E and planning	40,000.00
	RAD Prelim Conversion	100,000.00
OHA wide		**257,000.00**
31-2		
31-3		**400,000.00**
	504 Conversion	260,000.00
	Alley repair	140,000.00
31-4		**-**
31-5		**-**
31-7		**400,000.00**
	Rebuild Althea	400,000.00
31-8		**-**
Total		**1,057,000.00**

-

HOUSING AUTHORITY OF THE CITY OF OXNARD

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OXNARD APPROVING THE 5-YEAR PUBLIC HOUSING AGENCY (PHA) PLAN, THE 2025 ANNUAL PHA PLAN, THE 2025 CAPITAL FUND BUDGET, THE CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN AND AUTHORIZING THE HOUSING DIRECTOR TO EXECUTE AND SUBMIT THE PLANS AND CAPITAL FUNDS STATEMENT

WHEREAS, the Housing Authority of the City of Oxnard (OHA) is required by the U.S. Department of Housing and Urban Development (HUD) to develop and adopt a 5-Year Public Housing Agency (PHA) Plan and Annual PHA Plan for HUD's review and approval in order to be eligible to receive HUD funding utilized for the OHA's operation; and

WHEREAS, on March 18, 2025, the OHA conducted a public hearing on the proposed 5-Year PHA Plan for Fiscal Years 2025-2029, the 2025 Annual PHA Plan, the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget.

WHEREAS, the OHA wishes to adopt its 5-Year PHA Plan for Fiscal Years 2025-2029, the 2025 Annual PHA Plan, the Capital Fund Program Five-Year Action Plan, and 2025 Capital Fund Budget.

NOW THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves as follows:

1. The Board hereby approves the 5-Year PHA Plan for Fiscal Years 2025-2029, the 2025 Annual PHA Plan, the Capital Fund Program Five-Year Action Plan, and the 2025 Capital Fund Budget as presented to the Board on March 18, 2025; and
2. The Board authorizes and directs the chairman to execute the HUD Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with HUD's policies and procedures; and
3. The Board authorizes the Housing Director to execute and submit all reports and documents required to comply with HUD's policies and procedures regarding the Agency Plan; and
4. The Board authorizes the Housing Director to accept and expend the funds as indicated in the Capital Fund Program Five-Year Action Plan and the 2025 Capital Fund Budget.

APPROVED AND ADOPTED THIS 18TH DAY OF MARCH 2025 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Luis Mc Arthur, Chairman

Attest:

_____
Lourdes A. López, Secretary-Designate

Approved as to form:

_____
Stephen M. Fischer, General Counsel

5-YEAR PUBLIC HOUSING AGENCY (PHA) PLAN, ANNUAL PHA PLAN, CAPITAL FUND PROGRAM FIVE YEAR ACTION PLAN AND ANNUAL CAPITAL FUND BUDGET

Brenda Lopez, Interim Housing Director
Housing Department
Community Services, Public Safety, Housing, & Development Committee
February 25, 2025

CITY OF OXNARD CALIFORNIA

Background

1. The 5-Year Public Housing Agency (PHA) and the Annual PHA Plan provide a description of the Housing Authority's basic regulations, requirements and operational program policies. The Annual PHA plan outlines any revisions, new activities, and progress towards the PHA's goals and objectives.
2. Proposed 5-Year PHA Plan covers fiscal years 2025-2029 (runs through 7/1/2025-6/30/2030)
3. Required by 24 CFR Part 903
4. Serves as the application for Capital Fund Grants which provide the funding for capital improvements for Public Housing
5. Due to Department of Housing and Urban Development at least 75 days prior to the start of the fiscal year

Proposed Revisions

1. The Housing Choice Voucher Administrative Plan & Admissions and Continued Occupancy Plan have been updated to comply with the Housing Opportunity Through Modernization Act (HOTMA) of 2016.
2. HOTMA required some changes to be implemented immediately, while others require further action by the Department of Housing and Urban Development (HUD).
3. The Oxnard Housing Authority adapted its policy plans to assist in navigating policy changes during the transition period.
4. HUD transitioned from housing quality standards (HQS) to the national standards for the physical inspection of real estate inspections (NSPIRE) for inspections. Compliance required by 10/1/2025

Proposed New Activities

The Oxnard Housing Authority (OHA) intends to engage in activities related to the following:

1. **Choice Neighborhoods Grant Program:** The OHA received a FY2024 Choice Neighborhoods Planning Grant of $500,000. This grant will support the development of a comprehensive neighborhood Transformation Plan for the Las Colonia and Central Oxnard neighborhoods, including OHA-owned public housing properties.

2. **Project-Based Vouchers (PBV):** The OHA has almost reached the 20% program cap for conversion of tenant-based vouchers to PBVs. The goal is to pursue funding opportunities that are for PBV allocations that can be excluded from the program cap.

3. **Conversion/Repositioning of Public Housing to Rental Assistance Demonstration (RAD) Program:** The RAD program combines public housing operating and capital subsidy into payments under a RAD Section 8 Project-Based Voucher Housing Assistance Payment contract. RAD allows PHAs to leverage public and private debt and equity in order to reinvest in the public housing stock. The Board of Commissioners approved staff to submit a HUD RAD Application on December 17, 2024. If application is approved, OHA will proceed with next steps.

Capital Fund Budget

1. Purpose of the capital fund program is to maintain and preserve the integrity of the Oxnard Housing Authority's public housing units and to fund necessary improvements
2. The Fiscal Year 2025 requested capital fund budget is: $1,057,000
3. Approximately $800,000 will be used towards capital improvements:
   a) Completion of 504-conversion project which refers to the multi-phase project through which 18 existing units are being converted to ensure they accessible to individuals with disabilities.
   b) Alley repairs at Colonia Village Project.
   c) Althea Court Project Site- rebuild project of 8 public housing units
4. The remaining funds will be allocated towards administrative expenses.

Public Comments

1. The forty-five day public comment period commenced on November 28, 2024.
2. Staff held public meetings on November 14, 2024 and January 30, 2025.
3. There were no objections or written comments, 11 verbal comments were received.

Recommendation

That the Community Services, Public Safety, Housing & Economic Development Committee recommend that the Board of Commissioners:

1. Hold a public hearing to receive comments concerning the 5-Year Public Housing Agency (PHA) Plan, the 2025 Annual PHA Plan, the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget; and

2. Adopt a resolution:

a. Approving the 5-Year Public Housing Agency (PHA) Plan and the 2025 Annual PHA Plan for the Housing Authority of the City of Oxnard;

b. Authorizing and directing the Chairman to execute the Department of Housing and Urban Development Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with federal policies and procedures;

c. Authorizing the Housing Director to execute and submit all reports, documents and all other certifications required to comply with policies and procedures of the Department of Housing and Urban Development regarding the 5-Year PHA Plan and the 2025 Annual PHA Plan;

d. Approving the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget; and

e. Authorizing the Housing Director to accept and expend the funds as indicated in the Capital Fund Five-Year Action Plan and the 2025 Capital Fund Budget.

CITY OF OXNARD CALIFORNIA

End of Presentation