

2022 - 2023
ANNUAL REPORT

EMPOWERING PEOPLE

HOUSING AUTHORITY OF THE
CITY OF SAN BUENAVENTURA
2024



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Designing Communities, Empowering People

2023 was a year of change, innovation, and a continued focus on securing a sustainable future for the Housing Authority of the City of San Buenaventura (HACSB). While we transition to a new CEO, we have a stable and dedicated Board of Commissioners and Executive Staff that are committed to realizing our mission “to provide and develop quality affordable housing...and to establish strong partnerships...” As we approach the 75th anniversary of the founding of the Agency on September 12th we have so much to be proud of.

Our main office is within the Westview Village community and every day we see the ongoing transformation of this 75-year-old public housing into modern affordable apartments surrounded by rich amenities such as community rooms, playgrounds, sports courts, barbeque areas, grassy play areas and community gardens. We are not just building 320 affordable housing units for families and seniors, we have designed a community where our residents can play together, learn from each other, and realize their goals. We are especially proud of our enhanced efforts to partner with community organizations to offer daily services youth engagement and education.

Our Board of Commissioners made a commitment to increase our participation in efforts to address the housing needs of the most vulnerable in the City of Ventura. To this end we have dedicated units in each of our recent developments to those experiencing homelessness and, in the summer of 2024, will begin occupying the Valentine Road Apartments, which will result in 134 permanent supportive housing units with wraparound services. This is possible only through the State of California Homekey grant, Ventura County and the City of Ventura financial commitment, other funding, and many community partners.

The vision of the Agency is made real by our outstanding team of committed professionals. We have focused our efforts to ensure all staff feel valued and celebrated for their individual and collective efforts. Our Diversity Equity and Inclusion Task Force has adopted our DEI Statement:

“The Housing Authority of the City of San Buenaventura is committed to creating an environment that is welcoming, safe, and inclusive for all individuals. We strive to foster a culture that values diversity, equity, and respect through our actions and decisions.”

We are committed to this work and to the wellbeing of our team. We look forward to the next few years as we expand affordable housing opportunities in Ventura and on behalf of the HACSB Board of Commissioners and the HACSB Staff, thank you for your partnership in this work.



John Polanksy
Board Chair



Jeffrey Lambert
Chief Executive Officer



The mission of the Housing Authority of the City of San Buenaventura is to **provide and develop quality affordable housing** for eligible low-income residents of Ventura County and to **establish strong partnerships** necessary for HACSB customers to achieve personal goals related to: literacy and education; health and wellness; and job training and employment leading to personal growth and economic self-sufficiency.

Pictured above: The transformation of the original Westview Village from its opening in 1951 to today.

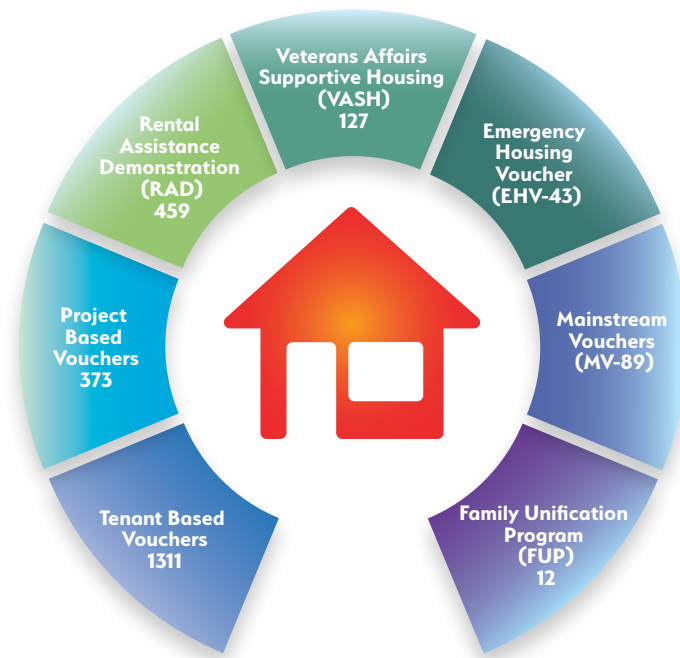
Housing Choice Vouchers

The pandemic triggered many uncertainties for many of us and through it all, HCV department remained committed to their work and all operations were maintained.

- The HCV department re-opened to the public on July 17th, 2023.
- HCV Eligibility team referred applicants to lease up WV III-104 project- based units.
- The HCV eligibility team, Property Management eligibility team, Property Manager and Assistant. Property Management celebrated their lease up accomplishment at Bowlero.



- Successfully launched the Landlord YARDI portal allowing landlords to electronically update bank account information, view their ledger, view their unit inspection results, view participant caseworker information and update their contact information.
- The HACSB HCV Department was invited and participated in the City of Ventura, Housing Services Division, Housing Forum meetings to provide HCV program information to our community and landlords.
- HACSB HCV Department was awarded an additional 30 Mainstream Vouchers, increasing our allocation from 59 to 89.
- The HCV Department has received a Section Eight Management Assessment Program (SEMAP) HIGH PERFORMER rating for the past 10 years and continues to find methods to streamline to best help the participants, landlords, partners, and staff.



"I have participated as a landlord in the PBV program since I purchased my 4-unit Ventura apartment building in 2015. Initially I had some concerns due to unfamiliarity with the program and fear of limiting tenancy only to section 8. However, the staff at the Ventura Housing Authority was deeply knowledgeable about the program and put my fears at ease. My experience has been a very positive one with great long-term tenants and an excellent communication partnership with the administrators at Ventura Housing Authority. If given the opportunity I'd purchase another property and have recommended the same to other investors."



Nick Henry.

Nick Henry
Apartment Investor/ Apartment Sales Broker,
Beachside Partners



Lydia and Enrique Blessed to Have Affordable Housing

Lydia spent her adult life constantly on the go. From working in a library to a medical clinic to serving as an interim office manager, she worked hard to help support her family. However, as she and her husband grew older and health problems arose, both of them had to retire due to their disabilities.

"My husband had back surgery in 2008," Lydia said. "After that he couldn't do heavy lifting or his job. He used to be a field worker before his doctor actually retired him. I also had back problems, and I had two surgeries. Now I have to walk with a walker. It's just not fun."

For a while they rented a room from their daughter and son-in-law, but these arrangements didn't last and they needed to look elsewhere for housing.

"We weren't going to have anywhere to live," Lydia said. "We couldn't afford regular rent."

Luckily, Lydia found out about the Section 8 Housing Choice Voucher Program and was able to join the list for affordable housing.

"It's been a big blessing," Lydia said. "We've lived here 12 years in August. My husband is 81 now and I'll be 79 in a few days. We are the caretakers of the building."

Being the building caretaker allows Lydia and her husband to work from home and maintain their independence. Their work includes performing routine maintenance, cleaning up spills, locking up, answering residents' questions and keeping in contact with the property manager.

The location is also ideal because they've been able to continue to live close to several members of their family, which today comprises four children, 12 grandchildren and three great-grandchildren.



Mary Credits HCV for Keeping her Close to her Ventura Family

Mary can't remember exactly how long she has benefited from the Housing Choice Voucher Program, but knows it's been at least 10 years.

"Oh my god, so many years upon years," Mary said during our interview. "More than 10."

During her professional years, Mary worked in a senior living home, but she retired in 2012 at age 68 and has needed to live off her Social Security check ever since. She came out to California from Massachusetts over a decade ago to be near her brother, who has since passed away.

"When I moved out here from Massachusetts, I was just trying to find something cheap enough to get me by," Mary said. "Everything was so expensive. It was hard to find a place. So I put in for help with housing and a while later my turn came."

Mary has two children who live in California, a daughter who lives in Chico and a son in Ventura. They have also brought grandchildren into her life. Her daily companion, however, is her beloved chihuahua, Maggie.

"She's getting a little slow; she's 13 years old now," Mary said. "But she's a good girl."

Mary appreciates how easy it is to work with the Housing Authority and the Section 8 program.

"They just send me the paperwork and I fill it out and send it back," Mary said. "It's really easy. I'll probably need it as long as I live, but they're really good about it. It's a really great program."

Supportive Services



EQUESTRIAN EXCELLENCE DAY

Ventura Police Department (VPD) officers and cadets had an unforgettable day building lasting and meaningful connections with HACSB children while helping them learn about barn management, horse care like brushing and saddling, and safe horseback riding. Everyone enjoyed onsite activities and lunch together. Each child got to wear specially designed T-shirts during the event and take them home as a small gift.

PARTNERSHIPS & SERVICES

HACSB's Community Services Department has outstanding partnerships with approximately 60 different service providers. These collaborations enable the team to bring resources and programs to residents offering new experiences and facilitating journeys toward life-changing opportunities and self-sufficiency.

Services cover education, career & employment, health & wellness, financial wellbeing, community building and holiday events, resource fairs, enrichment workshops, and more.



SHOP WITH A COP

25 resident children joined VPD officers for this holiday event. Each child received \$150 to shop for gifts for themselves and their families; VPD was also able to provide each child with a pizza dinner, hot cocoa, festive deserts, an event t-shirt, custom tree ornament, and a \$50 grocery store gift card. "There are no other events we do that we are more proud of. Our officers and the Police Foundation look forward to this event every year. Engaging with kids and serving the community are privileges that they take very seriously, and seeing the satisfaction and joy on the kids and our officers faces as the partner in this is very rewarding," said Ventura Officer David Dickey

SCHOLARSHIPS:

HACSB's resident scholarship program is supported by philanthropic donations and the agency's annual Haunted Housing Run, a Halloween-themed 5K run/walk. (See page 17)

Q & A with Officer David Dickey

What is the history of the Ventura Police Department and HACSB?

While we have always been available to Housing via traditional means (911 or other phone contact), VPD and Housing did not have a strong relationship, nor was there much trust or ongoing communication related to the needs of Housing's many citywide residents.

About ten years ago, former CEO Denise Wise and I connected. A brief encounter at the Housing office on Riverside led to a short but meaningful conversation that sparked something we had not had in many years – an opportunity to discuss areas of joint concern related to Housing and public safety for the residents and community. We followed up that conversation a few weeks later with a more in-depth dialogue about safety needs, building trust, and our goal of strengthening the relationship between our organizations.

Still, the more we talked, the more we realized that we shared the common goals of increasing safety through community engagement and focusing on providing excellent service to the residents. Since then, our relationship has blossomed and strengthened, with all Housing managers having access to police Command Staff as we collaboratively serve and problem-solve with them.

What are some significant milestones in the relationship?

Our attendance at Housing meetings with managers and residents, including Resident Advisory Council (RAC), engagement with youth through Focus calls at Westview, participation in Housing community events throughout the year, K9 demonstrations at youth programs, and collaboration on community crime and safety issues. The most meaningful of all the milestones is the youth engagement. Our officers and the Ventura Police Foundation prioritized this goal, and it resulted in the annual Shop with a Cop, the Equestrian Excellence Day for the youth (see page 6), Surfing events, and Culinary/Cooking with a Cop at Peranno's in downtown Ventura. These specific events and



Assistant Chief David Dickey with Community Outreach Specialist Emily Ayala, and Police Commander Sarah Heard.

the daily interactions between our officers and kids at the various Housing properties allowed us to build trust and expand relationships needed to provide policing services for the current and next generation in our community.

Our Explorer and Cadet programs for the youth actively recruit in the Housing community to work, volunteer, give back to the community, and learn firsthand the role VPD plays in serving Ventura.

What are you most proud of regarding this relationship?

The one thing we are most proud of is youth engagement. Our officers, the Police Foundation, the local business community, and our Command Staff are fully committed to engagement that builds trust and lasting relationships with the current generation of youth who are the community leaders of tomorrow. Our outreach efforts have been well-received in the Housing community and allow us the opportunity to transparently engage and hopefully encourage a good percentage of the kids to choose a life of public service, at VPD and in other areas, where they selflessly give back to and serve their community.

The IDEA Center Brings Innovation and Skills to Local Youth at El Portal

El Portal combines residential apartments with commercial space on the ground floor. The building has been transformed into 29 apartments and three commercial spaces and two of those spaces is dedicated to the innovative IDEA Center.

“The IDEA Center was conceived in 2017 by STEMbassadors, a student-led nonprofit whose original mission was to help schools integrate STEM technologies in the classroom environment,” explained Alex Wulff, IDEA Center Founder. “Unique to our vision is the idea that these technologies should be broadly integrated in everything from fine arts to science classes, not just placed in a lab. It was determined that the mission could be best achieved by creating the IDEA Center to help implement this vision.”

Funding for IDEA Center comes from private corporations and school districts. They also have paid memberships for people who can afford it and grants help provide scholarships for those who can't. Finally, the Housing Authority is a great partner, allowing them to access the space and provide community services at a generous rate.

Community response has been incredibly positive and in just over a year hundreds of people are now using the space for entrepreneurial, educational, and artistic pursuits.



IDEA Center Member and Housing Authority resident Joel goes to the Center nearly every day and enjoys learning and implementing various technologies including 3-D printing. He has created various products including T-shirt, planters, and baskets which he gives as gifts or sells to save money for the future, including college.

Former Section 8 Couple Finds Dream Home with the Help of Family Self-Sufficiency Program and Ventura County Community Development Corporation (VCCDC)



With the help of the HACSB Family Self-sufficiency's money savings program, John and Heather Curtis were able to purchase their first home with the help of partner VCCDC who assisted with the financing. This included their initial \$45,000 in down payment and applying for other funds. In July 2017, John and Heather sold their first home to purchase a brand new affordable low-income unit at the Enclave in Ventura.

Board of Commissioners



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Vice Chair



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LETICIA JUAREZ
Director of Property Operations



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Director of Community Services



TIERNAN DOLAN
General Counsel



LAURA HERNANDEZ
Director of Human Resources

Partners in the Community

It truly does take a village

With the help of our partners including City and County of Ventura, State and Federal Government, as well as our Funding Partners, HACSB Housing communities like Westview II can thrive.



First row left to right: Jim White (HACSB Commissioner); Jeff Lambert, CEO; Karen Flock, Director of Real Estate Development; William Rhodes, Division Director, HUD LA Office; CA Senator Monique Limon.

Back row left to right: Ricardo Torres, Senior Policy and Community Affairs Manager; David Dickey, Assistant Chief of Police; Sandy Sanchez, Senior Developer; CA Assemblymember Steve Bennett; Rick Murray, Assistant Chief of Police; Maruja Clensay, Chief of Staff (County Supervisor Matt LaVere, District 1); Maxwell Walshaw, Project Engineer, Cannon Contractors.



Housing Authority of the City of San Buenaventura Leaders address community forum to discuss successes, issues and updates regarding HACSB housing and related activities.

Populations Served by HACSB

Senior Housing

Chapel Lane (38 units)
Willett Ranch (50 units)
Rose Garden (14 units)

Senior/Disabled Housing

Buena Vida (75 units)
Johnson Gardens (101 units)
Vista Del Mar Commons (144 units)

Family Housing

SOHO (12 units)
Encanto Del Mar (37 units)
Westview I (131 units)
Westview III (105 units)

Farm Worker Housing

Rancho Verde (24 units)

Special Needs Housing

Castillo Del Sol (40 units)
El Portal (29 units)

More

Additional 220 Public Housing units, these are a combination of senior and family units.

Valentine Road Brings Housing to the Homeless Community



The pending purchase of the La Quinta Hotel on Valentine Road represents a historic undertaking for the Housing Authority of the City of San Buenaventura. When renovated, the property will offer 134 permanent supportive housing apartments to people experiencing homelessness or at risk of homelessness in Ventura County. Funding for the project was made possible through the state's Project Homekey program—the largest Homekey award in the history of the city and Ventura County.

“When we were looking for a suitable location, we looked in particular at hotels because they're well-suited to being rehabbed on a very short timeline into permanent housing apartments,” said Kyler Carlson, project manager with the Housing Authority of San Buenaventura.

Counting the purchase price and the renovation budget, the total price of the project is estimated to be \$50 million. Project Homekey is providing over \$32 million and additional funds have been sourced from the County of Ventura, the city, and the Housing Authority itself.

“Situated near major arterial roads and away from ‘sensitive receptors,’ the Valentine Road site provides enough room for an inclusive permanent supportive housing project with wrap-around services for people who are experiencing or at risk of experiencing homelessness,” said Matt LeVere, District 1 Supervisor for the County of Ventura. *“Being closer to these main thoroughfares (Victoria Ave. and US 101) will help individuals as they travel to work, school, medical appointments, etc., while also being close to other critical services such as grocery stores, eateries, and other services they may utilize.”*

“The HACSB has proven their success with managing affordable housing projects for nearly 75 years, which is why the County Board of Supervisors unanimously approved the County match of \$5.5 million dollars back in March 2023 as we transition from Project Roomkey funding into more permanent Homekey solutions to address our unhoused,” LeVere said. “HACSB has the experience, resources, and established relationships with our Continuum of Care staff to provide the housing and required wrap-around services to truly help those experiencing homelessness.”

Renovations of the hotel will include adding kitchenettes to each unit, replacing the carpet with solid surface flooring, and upgrading the site to 100% electric. The long-term goal is to install solar panels that will allow operation of the property to

result in net-zero emissions. Applicant eligibility will be based on an evaluation of the applicant's income, level of current housing, age and health conditions, with preference given to locals.

“We expect many of them to be seniors because the Coordinated Entry System has this way of identifying and prioritizing the most vulnerable so that they can find their way into housing sooner,” Carlson said.

“Housing and homelessness have been identified as the number one issue for residents of the city,” said Karen Flock, Director of Real Estate Development. “So, there's a lot of public support for addressing the issue.”

As the area's cost of living has increased, more blue-collar workers have been priced out of rentals, pushing them to live on the streets or out of their cars just to get by. The new project will provide a permanent solution to homelessness for at least 134 individuals at risk of homelessness or currently experiencing homelessness. “There's a huge waitlist at our shelters,” Carlson said. “There is just nothing on the market in Ventura that can work at the incomes that a lot of Venturans have. So, a project like this is going to help us with the backlog at the shelters because there will now be a place for those shelters to move folks into. That then frees up beds for folks to be moved off the street. So, there's this vision of creating a kind of pipeline so that when someone is homeless for the first time, they can quickly find a bed at a shelter and then move back into permanent housing. Up until now, that pipeline has only been half built.”

Construction will begin on the project as soon as funding is completed. The Housing Authority hopes to fill the first 40 units by July, with a full opening of the property by spring 2025.

Ventura City Councilman and Housing Authority Liaison Jim Duran says “I am very excited that this project is finally coming to fruition. Permanent supportive housing is crucial because it provides stable, long-term housing solutions for individuals who are experiencing homelessness, often coupled with significant health or social challenges. This type of housing not only offers a safe and secure place to live but also provides ongoing support services such as mental health counseling, substance abuse treatment, job training, and case management. By addressing both the housing and support needs of vulnerable individuals, permanent supportive housing helps break the cycle of homelessness and fosters stability, independence, and improved overall well-being. This is exactly what our city needs and I am so thankful for our partnership with the Housing Authority!”

“HACSB has a stellar reputation in the community,” LeVere said. *“It oversees approximately 1,900 Housing Choice Vouchers to support families and individuals through their programming, and they are known to always be a ‘good neighbor.’ With decades of work done within the City of Ventura, I’m confident that HACSB will continue their current successes with the establishment of the new Valentine Road Permanent Supportive Housing project. HACSB clearly has the vision and expertise to make this new project a huge success. I have the utmost confidence in them as they have always proven to be a trusted partner and a good neighbor.”*



Development Staff; Aaron Smith, Assistant Project Manager, Karen Flock, Director of Real Estate Development, Sandy Sanchez, Senior Developer, Kyler Carlson, Project Manager, Marco Valencia, Development Coordinator

HACSB Financial Statement

SEPTEMBER 30, 2023

STATEMENT OF NET ASSETS (Audited)

ASSETS	Enterprise Fund	Component Unit
Cash	\$ 16,517,367	\$ 569,125
Receivables, Net	1,938,042	102,227
Other Current Assets	66,087	266
Non-Current Assets	18,331,282	58,938
Notes Receivable, Net of Current Position	95,136,131	850,000
Land, Building & Equipment	8,865,625	749,286
Construction in Progress	5,621,190	673,701
TOTAL ASSETS	\$ 146,475,727	\$ 3,003,543
DEFERRED OUTFLOWS OF RESOURCES	\$ 3,979,770	\$ -
LIABILITIES		
Accounts Payable	\$ 207,422	\$ 3,742
Other Current Liabilities	807,036	18,486
Tenants Security Deposits	108,240	17,220
Interprogram Payable	162,222	-
Deferred Revenue	54,222	4,780
Notes Payable, Current	18,684	53,434
Loan Payable Non-Current	55,033	-
Notes Payable, Net of Current	944,931	1,776,487
Other Non-Current Liabilities	20,620,672	15,487
TOTAL LIABILITIES	\$ 22,978,462	\$ 1,889,636
DEFERRED INFLOWS OF RESOURCES	\$ 514,201	\$ -
NET POSITION		
Invested In Capital Assets	\$ 4,813,807	\$ (406,934)
Restricted Net Assets	509,139	-
Unrestricted Net Assets	121,639,891	1,520,841
TOTAL NET ASSETS	\$ 126,962,834	\$ 1,113,907

STATEMENT OF REVENUES, EXPENSES & CHANGES IN FUND NET POSITION (Audited)

OPERATING REVENUES	Enterprise Fund	Component Unit
Tenant Rental Income	\$ 2,702,996	\$ 424,536
Federal Grants	27,513,809	-
Other	4,854,750	128
TOTAL OPERATING REVENUES	\$ 35,071,555	\$ 424,666
OPERATING EXPENSES		
Administration	\$ 6,203,955	\$ 286,239
Tenant Services	18,949	-
Utilities	311,461	22,538
Maintenance & Operations	868,907	95,854
General Expense	1,209,580	60,370
Housing Assistance Payments	21,846,038	-
Depreciation	1,094,471	35,071
TOTAL OPERATING EXPENSES	\$ 31,533,361	\$ 500,072
TOTAL OPERATING SURPLUS (DEFICIT)	\$ 3,518,194	\$ (75,406)
NON-OPERATING REVENUES (EXPENSES)		
Interest & Investment Income	\$ 2,969,969	\$ 17,223
Gain on Sale of Capital Assets	-	-
Interest Expense	(213,364)	(11,143)
INCOME (LOSS) BEFORE CONTRIBUTIONS TRANSFERS & SPECIAL ITEMS	\$ 6,274,799	\$ (69,326)
Capital Contributions	\$ 34,029	\$ -
Transfers In (Out)	-	-
Interest Expense	-	-
CHANGE IN NET POSITION	\$ 6,308,828	\$ (69,326)
TOTAL NET POSITION - BEGINNING OF THE YEAR	\$ 120,867,988	\$ 1,183,233
Prior Period Adjustments	\$ (213,982)	\$ -
TOTAL NET POSITION - BEGINNING OF THE YEAR, AS RESTATED	\$ 120,654,006	\$ 1,183,233
TOTAL NET POSITION - END OF THE YEAR	\$ 126,962,834	\$ 1,113,907





SCHOLARSHIPS

9 YEARS

36
SCHOLARSHIP
RECIPIENTS

\$55k
TOTAL AMOUNT
AWARDED

16
TOTAL AMOUNT
OF LAPTOPS
AWARDED

BY THE NUMBERS



Westview Village
was awarded the 2022 SCANPH
(Southern California Association of Non Profit Housing)
Homes Within Reach Beyond LA Development Award.



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