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 9/30/2027**

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. They also inform 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-, very low-, 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

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

A. PHA Information.

A.1

PHA Name: Housing Authority of the City of San Buenaventura **PHA Code:** CA035
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 190 **Number of Housing Choice Vouchers (HCVs)** 2029
Total Combined 2219
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: The public can access this plan at 995 Riverside St, Ventura CA or 11122Snapdragon St., Suite 100, Ventura, CA. A copy of this plan is also available at www.venturahousing.org

☐ **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 element below: **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** HOTMA 102/104 implementation affects eligibility/income/assets and corresponding Admin Plan/ACOP policies. **Rent Determination.** HOTMA affects income calculations, deductions, exclusions, reexaminations and ultimately rent calculations. (c) The PHA must submit its Deconcentration Policy for Field Office Review. **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** See Attachment B.1 – Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☑ ☐ Choice Neighborhoods Grants. ☑ ☐ 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. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☑ ☐ 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 applicable 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. **Choice Neighborhoods Grants.** The PHA intends to continue evaluating opportunities to apply for future Choice Neighborhoods Planning and/or Implementation Grants when funding opportunities become available. **Modernization or Development.** The PHA continues to evaluate and pursue redevelopment and repositioning opportunities involving its remaining public housing assets, including potential new affordable housing development, rehabilitation, and related site improvements, subject to funding, feasibility, and HUD approval. **Demolition and/or Disposition.** The PHA continues to pursue disposition of scattered-site public housing units under Section 18. The final number of units remains subject to HUD approval and project review.

	Conversion of Public Housing to Tenant Based Assistance. The PHA has no change in status from its last submission for this category. **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.** The PHA continues to pursue the conversion of public housing units through RAD/Section 18 Blend transactions using Project-Based Voucher assistance. Current activities include the 148-unit Ventura RAD Closeout conversion, the 28-unit Santa Clara conversion, and the remaining 2 public housing units at Barnett, subject to HUD approval and final transaction structure. **Homeownership Program under Section 32, 9 or 8(Y)** The PHA has no change in status from its last submission for this category. **Project Based Vouchers.** The PHA will continue to administer Project-Based Voucher assistance in connection with RAD conversions and other approved affordable housing developments, including committed PBV assistance for the Pasteur development. Additional PBV commitments may be made as voucher capacity becomes available. **Units with Approved Vacancies for Modernization.** The PHA has no change in status from its last submission for this category. **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).** The PHA has no change in status from its last submission for this category.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. **The Housing Authority of the City of San Buenaventura (HACSB) continues to make progress toward the goals established in its 2026–2030 Five-Year PHA Plan. The agency is advancing efforts to preserve and expand affordable housing through RAD/Section 18 conversions, Project-Based Voucher commitments, redevelopment and repositioning opportunities, and partnerships that support new affordable housing development. HACSB also continues its planned transition away from the Public Housing program by evaluating disposition and conversion opportunities for its remaining public housing inventory while preserving resident protections and long-term affordability. The agency continues to support strong Housing Choice Voucher utilization, landlord participation, and special-purpose voucher programs, while also providing resident services and self-sufficiency programs through its Community Services Department and community partnerships. HACSB will also continue evaluating future opportunities to participate in HUD initiatives, including the Moving to Work Demonstration, if an eligible application opportunity becomes available.**
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 Five-Year Action Plan 2025–2029 in EPIC, approved by HUD on 09/17/2025.**
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.
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 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 ☑ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: *CA035-Housing Authority of the City of San Buenaventura Form HUD-50075-HP (Form ID - 10366) printed by Francisco Camarena in HUD Secure Systems/Public Housing Portal at 10/04/2026 01:01PM EST*