

**5-Year PHA Plan
(for All PHAs)**

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

OMB No. 2577-0226
Expires: 02/29/2016

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

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

A.	PHA Information.																										
A.1	<p>PHA Name: Housing Authority of the City of Santa Paula PHA Code: CA075</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The 5 Yr Plan of the Housing Authority of the City of Santa Paula is available at Administrative Office located at: 15500 W. Telegraph Rd, Ste. B-11, Santa Paula, CA 93060</p> <p>In addition, our 5 Yr Plan is available on our website – www.cityofspaha.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.					
B.1	<p>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.</p> <p>▶ The mission of the Housing Authority of the City of Santa Paula is to provide safe, affordable, decent & quality housing opportunities for low-income families, elderly persons, & individuals with disabilities as they strive to achieve self-sufficiency and improve the quality of their lives. The housing authority is committed to operating in an efficient, ethical, and professional manner. The housing authority will partner with city leaders, business professionals, community organizations, and affordable housing developers to ensure our mission is accomplished.</p>					
B.2	<p>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.</p> <p>Goal 1: Effectively implement the Housing Choice Voucher Program.</p> <p>Objectives: The Santa Paula Housing Authority will increase information provided to HCV applicants & participants. Staff will ensure that program participants are educated about the regulations of the program. Landlords will be provided information about the HCV program utilizing newsletters, landlord meetings, and a landlord page on our website. Staff will work with the Resident Advisory Board to enhance tenant relations.</p> <p>Goal 2: Empower Employees to Effectively Provide Customer Relations</p> <p>Objectives: Provide training and professional development for employees to ensure they provide the best support and customer service to HCV applicants & participants. Employees will attend training conferences, participate in webinars, and utilize other opportunities to improve their knowledge & ability to effectively implement their areas of responsibility.</p> <p>Goal 3: Increase the availability of decent, safe, and affordable housing.</p> <p>Objectives: The Housing Authority of the City of Santa Paula will expand the availability of affordable rental units by partnering with affordable housing developers to build more assisted housing in the City of Santa Paula.</p> <p>Goal 4: Improve the Brand & Image of the Housing Authority of the City of Santa Paula.</p> <p>Objectives: Educate the community about the Santa Paula Housing Authority by implementing a marketing campaign to enhance the brand of the agency. In addition, improve the administrative offices by updating and replacing resources as needed.</p>					
B.3	<p>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.</p> <ul style="list-style-type: none"> *Implemented a new software program, Yardi, to improve our management information system. * Implemented a new website. *Partnering with affordable housing developers to build new assisted rental units. *Added new landlords to the program. 					
B.4	<p>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.</p> <p>Please see attached.</p>					

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Please see attached.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

Attachment B.4

Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) – Supplement to 2025 Housing Authority of the City of Santa Paula 5 Year PHA Plan

The Housing Authority of the City of Santa Paula refers victims of domestic violence to two agencies. The agencies are the Ventura County Human Services Agency and Gabriel's House – Kingdom Center Women's Shelter. It is the objective and the policy of the Santa Paula Housing Authority to serve the needs of our program participants who are child and adult victims of domestic violence (including domestic violence, dating violence, sexual assault, and stalking violence).

Gabriel's House – Kingdom Center Women's Shelter offers counseling, coaching, mentoring, life skills shelter, relocation, and support services for victims of domestic violence. The agency provides assistance for women and their children.

The Ventura County Human Services Agency also provides counseling, case management, and supportive services to adults & youth who are victims of domestic violence.

In addition, it is policy of the Housing Authority to refer program participants who are domestic violence victims to the Santa Paula Police Department (SPPD). The SPPD may initiate an investigation, assist victims filing restraining orders, and/or file criminal charges against the perpetrator of domestic violence. The SPPD and the housing authority have a good working relationship, and assist each other with cases involving Housing Choice Voucher (HCV) participants that may involve criminal activity.

In situations where HCV household members are found to have committed domestic violence crimes in assisted units, perpetrators would face termination from the HCV program. The remaining household members would be eligible to stay in the program, as long as they do not permit the perpetrators to return to the assisted households.

Attachment B.5 "SIGNIFICANT AMENDMENT OR MODIFICATION"

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, the Santa Paula Housing Authority has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; and (ii) significant amendment or modification to the 5-Year and Annual PHA Plans.

(i) Criteria for defining "Substantial Deviation" from the 5-Year Plan:

A major change in direction pertaining to the Santa Paula Housing Authority mission and goals would constitute a "substantial deviation" from the Agency's 5-Year Plan. Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further the Santa Paula Housing Authority stated mission and goals as articulated in the 5-Year Plan.

(ii) Criteria for defining "Significant Amendment or Modification" to the 5-Year and Annual PHA Plans:

- Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will adversely impact more than 20% of applicants and/or households assisted under the Program.

(iv) Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require plan amendment or modification.