

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**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-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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

<b>A.</b>	<b>PHA Information.</b>
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A. 1 **PHA Name:** Housing Authority of the City of Santa Barbara **PHA Code:** CA-076  
**PHA Type:**  Small  High Performer  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 04/2017  
**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  
**Number of Public Housing (PH) Units 160** **Number of Housing Choice Vouchers (HCVs) 2366**  
**Total Combined 2526**  
**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.

**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
Lead PHA:					

**B. Annual Plan Elements**

**B.1 Revision of 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) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA.

*Currently HACSB has close to six thousand applicants on the Section 8 waiting list. The snapshot below demonstrates the current make-up of the Authority's applicants in both the Section 8 program. It allows for an analyzation of the breakdown of unit size most needed, which income level is most in need, etc. Some action steps the Housing Authority is doing to address these housing needs include: affirmatively market and partner with local agencies that assist families with disabilities; continuing to encourage adoption of policies to support and foster working households; continuing to creatively market and promote the Section 8 program to owners.*

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12:58:42 PM  
rfred  
Section 8 Wait List - RF Using Inc  
ORDER BY L\_NAME ASC

**Applicant Statistical Reporting**  
**App Stats - Standard Detail**  
**(#2) Section 8'**  
Ten Income Table: 2016IncomeLimits

110  
z:\hms\reports\appssinc.qpp

Name	Current Address	Appl ID	Original Date	Status Date	User Status	B R M	Head # in Fam	Family Income	Median Income Pct	E T H M X S D N	M S D E L A	Day or Home			
HOH:	5961				Average:		2.17	14,055.05				38.46			
Income:	83782146														
* Counts/Percentages based on criteria chosen *															
* HOH/members can have multiple race codes *															
* HOH only - near-elderly counts *															
		Count	PCT	Avg Age								Count	PCT		
Male:		1832	30.7331%	42.05								H-Head of house:	5961	100.0000%	
Female:		4123	69.1662%	36.83								S-Spouse:	0	0.0000%	
(no gender):		6	0.1007%	59.17								K-Co head:	0	0.0000%	
												F-Foster child:	0	0.0000%	
Elderly:		1135	19.0404%	64.35								Y-Youth:	0	0.0000%	
Non-Elderly:		4826	80.9596%	32.37								E-FT Student:	0	0.0000%	
Near-Elderly:		773	12.9676%	50.19								L-Live in aide:	0	0.0000%	
												A-Other Adult:	0	0.0000%	
Disabled:		1782	29.8943%	44.43								U-Unborn child:	0	0.0000%	
Non-Disabled:		4179	70.1057%	35.92								(no member type):	0	0.0000%	
Non-Disabled/Non-Elderly:		3428	57.5071%	29.47								# of Bedrooms	Income	PCT	
												0 -	37	381,720	0.4556%
Race-White:		3681	61.7514%									1 -	3993	49,993,293	59.6706%
Race-Black/African American:		994	16.6751%									2 -	1497	24,851,861	29.6625%
Race-Amer Ind/Alaska Native:		330	5.5360%									3 -	368	7,025,666	8.3856%
Race-Asian:		185	3.1035%									4 -	56	1,349,523	1.6108%
Race-Nat. Hawaiian/Pacific Is.:		115	1.9292%									5 -	8	147,924	0.1766%
Race-Other:		1	0.0168%									6 -	2	32,160	0.0384%
Race-Declined:		1	0.0168%									7 -	0	0	0.0000%
Ethnic:		2128	35.6987%	33.59								8 -	0	0	0.0000%
Non-Ethnic:		3833	64.3013%	41.16								over 8 -	0	0	0.0000%
Families with Federal Preference:		10										Ten Median Income: 2016IncomeLimits			
Families with Local Preference:		5930										30% of Median(Ext. Low):	4800	80.5234%	
PHA Employee:		8										50% of Median(Very Low):	1010	16.9435%	
Families with Elderly:		1202	# of Elderly:	1296								80% of Median(Low):	116	1.9460%	
Families with Disabilities:		1806	# of Disabilities:	1823								Not Low:	35	0.5871%	
Families with Children:		2160	# of Children:	4076								Tax Median Income:			
			# in Family:	12952								Tier - 1:		0.0000%	
												Tier - 2:		0.0000%	
												Tier - 3:		0.0000%	
												Tier - 4:		0.0000%	
												Tier - 5:		0.0000%	
												Not Low:		0.0000%	

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

*HACSB utilizes an on-line application process for the Public Housing and Housing Choice Voucher programs on the agency website when waiting lists are open for new applications. HACSB has established annual admissions goals for the public housing and Voucher programs, which include provisions for deconcentration of poverty and income mixing. These admission goals conform to HUD guidelines for new admissions and include targeting of extremely-low income families.*

*Centralized waiting lists are maintained for both the Public Housing and Housing Choice Voucher programs. Waiting lists utilize pertinent applicant information, such as date and time of application and local ranking preferences (Veteran, living or working locally, involuntary displacement) to appropriately determine waiting list position. Waiting lists are updated and purged regularly in order to maintain an accurate record of the households requesting housing assistance.*

*A revision of the Housing Authority of the City of Santa Barbara’s (HACSB) Housing Choice Voucher Administrative Plan was completed since last Annual Plan submission. A copy is provided in conjunction with the Annual PHA Plan (Attachment A).*

*Of HACSB’s original 496 Public Housing units, the remaining 160 are projected to be disposed under RAD within the 2017 fiscal year. 336 of the Authority’s Public Housing units have been repositioned to Section 8 funding platform under Section 18 Disposition and the RAD program. The remaining 160 units are projected to be removed from the Public Housing program within the current Fiscal Year ending 3/31/17. Therefore, by Fiscal Year 2018, the Authority’s entire Public Housing portfolio will be repositioned and HACSB will close out the Public Housing Enterprise Fund (i.e. HACSB will no longer be operating HUD Project Based Asset Management Program, but will move to a more traditional cost allocation method for fees and services).*

*Significant Amendment/Modification is mandated by the U.S. Department of Housing and Urban Development; the Housing Authority must define “What is a substantial change to the Agency plan.” If a proposed change to the Agency Plan is considered a “substantial change”, it must undergo a public process that includes consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:*

- *Changes to tenant/resident admissions policies;*
- *Changes to the Housing Choice Voucher and Public Housing Termination Policy;*
- *Changes to the tenant/resident screening policy;*
- *Changes to public housing rent policies;*
- *Changes to the organization of the waiting list;*
- *Changes in regard to demolition, disposition, designation, or conversion activities.*

*An exception to this definition will be made for changes in the use of Capital Fund dollars as a result of conversions under the Rental Assistance Demonstration Program, or any of the above that are adopted to reflect changes in HUD regulatory requirements, such changes will not be considered significant amendments by HUD.*

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants</b>		
a) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,500,000	
b) Resident Opportunity and Self-Sufficiency Grants	\$148,000	
c) Shelter Plus Care	\$575,000	Rental Assistance
d) Section 8 FSS Coordinator	\$132,000	Section 8 HCV Supportive Services
<b>2. Non-federal Sources</b>		
Dwelling Rent local programs	\$12,000,000	Operations, Supportive Services & Capital Improvements
<b>Total resources</b>	<b>\$36,355,000</b>	

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

*HACSB's Fair Market Rent (FMR) jurisdiction is included with the entire County of Santa Barbara in one Metropolitan Statistical Area, and as a result, HUD's approved FMRs have historically been too low for rents on the South Coast of Santa Barbara. Therefore, for the past 9 years, the Housing Authority has been operating with exception payment standards approved by HUD in 2007. Over the past few years, several formal requests submitted to HUD for an increase in exception payment standards have been denied due to not meeting HUD's criteria of the PHA having more than 40% of its Section 8 participants paying more than 40% of their income towards rent. With a vacancy rate of less than 1%, Santa Barbara area rental rates continue to climb creating a serious hardship for Voucher holders trying to lease up in a competitive rental market with exception payment standards not reflective of the current market. This, in combination with the inherent flaw in HUD's approach in determining FMRs on a county-wide basis, the Housing Authority partnered with the UCSB Economic Forecast Project for a statistical analysis of rents. The analysis would also address the disparity in rent amounts that exists between North and South County. As a result of the report submitted to HUD, an approval was granted for an increase of 141% above current FMRs for the South Coast area of Santa Barbara County. The approved rents are referred to as Exception Payment Standards. Participants experiencing the most difficulty in leasing up were those with vouchers needing 2, 3 and 4 bedroom units. While participants with 1 bedroom vouchers have also had some difficulty in locating units, this was based more on a lack of availability rather than a payment standard that was far below market rents. As a result, staff decided that it was not necessary to implement the full amount approved for Studios and 1 bedroom units. Due to the large disparity between average market rents and the existing payment standards, staff felt it was necessary to implement the full amount approved for 2, 3, and 4 bedroom voucher sizes (rounded to whole numbers).*

**FAIR MARKET RENTS  
FAIR MARKET RENT-ADJUSTMENTS AND PERCENT OF INCREASE**

Unit size	SRO	STUDIO	1-BR	2-BR	3-BR	4-BR	5-BR
FMR EFFECTIVE 12-11-15 FY 2016	799	1065	1226	1451	1995	2311	2658
141% Exception rents Approved 05-02-2016	1126	1501	1725	2045	2812	3258	3747
<b>Payment Standard Adopted 05-02-2016</b>	<b>1031</b>	<b>1375</b>	<b>1600</b>	<b>2045</b>	<b>2800</b>	<b>3250</b>	<b>3700</b>

**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 Assistance 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.

*HACSB plans to fully maximize the allowed threshold of Project Based Vouchers under HR3700. Currently the Housing Authority has 518 PBVs allocated and/or utilized (as noted in table below), leaving approximately sixty-one (61) new project based vouchers available for utilization to remain under the 20% allowed to still be under budget authority limit.*

<b>Project Based Voucher Allocation for FY 2018</b>	
<b>Agency / Property</b>	<b>Units Authorized/Allocated</b>
MWCSB	26
CHC/Faulding	20
CHC/Sola	7
CHC/1409 Castillo	3
St. Vincent's	25
Garden Court	97
Artisan Court	13
PSHH/Victoria Hotel	28
PSHH/Victoria Street	4
PSHH/Ladera Apts.	12

Sanctuary/Hollister	8
Bradley	13
Mom's/Transition House	8
Peoples Self Help Housing -Jardin de Las Rosas	8
Grace Village	35
813 East Carrillo - Johnson Court	16
Gardens on Hope	89
SHIFCO	106
<b>Total</b>	<b>518</b>

As previously noted, of HACSB's original 496 Public Housing units, the remaining 160 are projected to be disposed under RAD within the 2017 fiscal year. 336 of the Authority's Public Housing units have been repositioned to Section 8 funding platform under Section 18 Disposition and the RAD program. The remaining 160 units are projected to be removed from the Public Housing program within in the current Fiscal Year ending 3/31/17. Therefore, by Fiscal Year 2018, the Authority's entire Public Housing portfolio will be repositioned and HACSB will close out the Public Housing Enterprise Fund.

Transaction Name/Number	PIC Development Number	AMP	Properties Included	Units	Anticipated Financing Sources
HACSB #1	CA076000001	1	Pico Salsipuedes	4	HACSB Reserves (straight conversion) CLOSED
HACSB #2	CA076000002	2	519 N. Alisos; 1913 San Pascual St; 602 Eucalyptus Ave; Old Coast Townhouses; Olive Townhouses; Salinas St; Victoria St; 125 S. Voluntario	54	HACSB Reserves (straight conversion) CLOSED
HACSB #3	CA076000002	2	Via Diego	24	HACSB Reserves (straight conversion) CLOSED
	CA076000001	1	82 North La Cumbre	11	
HACSB #4	CA076000001	1	Pearl Garden; Sycamore Gardens	35	4% LIHTC, Seller Note, Permanent Loan - CLOSED
HACSB #5	CA076000001	1	Bath & Ortega; Paseo Voluntario; Meigs Road; Elise Way; Presidio Gardens; Hoit Gardens ; Micheltorena & San Pascual	108	HACSB Reserves (straight conversion) Anticipated closing: November 2016
	CA076000002	2	810 Vine & 809-811 Olive; Wilson Cottages; Casa Carrillo; La Casa Castillo	52	
HACSB #6	CA076000001	1	Monteria Village	28	HACSB Reserves (straight conversion) CLOSED
				316	

AMP	RAD Trans. #	ADDRESS	NAME	TYPE	1BD	2 BD	3 BD	4 BD	5 BD	TOTAL ALL BEDROOM SIZES
3	0	721 LAGUNA ST.	PRESIDIO SPRINGS	ELDERLY	121	1	0	0	0	122
3	0	2721 MIRADERO DR.	ARROYO MIRADERO	ELDERLY	10	0	0	0	0	10
3	0	1831 DE LA VINA ST.	1831 DE LA VINA ST.	ELDERLY	0	4	0	0	0	4
3	0	175 S. LA CUMBRE LN.	VISTA LA CUMBRE	ELDERLY	36	0	0	0	0	36
3	0	401-404 TRANSFER AVE	CASTILLO COURT	ELDERLY	8	0	0	0	0	8
1	1	716 N. SALSIPUEDES ST./602 PICO	PICO SALSIPUEDES	FAMILY	0	0	4	0	0	4
2	2	519-521 N. ALISOS ST.	519-521 N. ALISOS ST.	FAMILY	0	4	0	0	0	4
2	2	1913 SAN PASCUAL ST.	1913 SAN PASCUAL ST.	FAMILY	8	2	0	0	0	10
2	2	602 EUCALYPTUS AVE.	602 EUCALYPTUS AVE.	FAMILY	0	4	0	0	0	4
2	2	422 OLD COAST HWY.	OLD COAST TOWNHOUSES	FAMILY	0	5	0	0	0	5
2	2	902 OLIVE ST.	OLIVE TOWNHOUSES	FAMILY	0	6	0	0	0	6
2	2	217-227 S. SALINAS ST.	SALINAS STREET	FAMILY	0	10	0	0	0	10
2	2	221-223 W. VICTORIA ST.	VICTORIA STREET	FAMILY	0	12	0	0	0	12
2	2	125 S. VOLUNTARIO ST.	125 S. VOLUNTARIO	FAMILY	0	3	0	0	0	3
2	3	3931-3937 VIA DIEGO	Via Diego	FAMILY	0	24	0	0	0	24
1	3	82 N. LA CUMBRE RD.	82 N. LA CUMBRE RD.	FAMILY	0	0	11	0	0	11
1	4	13-21 S. SOLEDAD ST.	PEARL GARDENS	FAMILY	0	0	12	3	0	15
1	4	211-221 SYCAMORE LN.	SYCAMORE GARDENS	FAMILY	0	0	20	0	0	20
1	5	630 BATH ST/231-233 W. ORTEGA	BATH/ORTEGA	FAMILY	2	0	4	0	0	6
1	5	PH-PASEOVOLUNTARIO	PH-PASEOVOLUNTARIO	FAMILY	0	2	6	1	0	9
1	5	606 W. MICHELTORENA ST./1507 SAN PASCUAL	MICHELTORENA/SAN PASCUAL	FAMILY	0	0	3	0	0	3
1	5	219-231 MEIGS RD.	219-231 MEIGS RD.	FAMILY	0	8	8	2	0	18
2	5	810 VINE/809-811 OLVIE	810 VINE/809-811 OLVIE	FAMILY	3	1	0	0	0	4
1	5	1934-1938 ELISE WAY	ELISE WAY	FAMILY	0	0	12	4	0	16
1	5	818-826 Laguna/821 Vine/ortega etc	PRESIDIO GARDENS	FAMILY	0	28	14	4	0	46
2	5	610-616 W. CARRILLO ST.	CASA CARRILLO	FAMILY	0	5	2	0	0	7
2	5	1203-1215 CASTILLO ST./416-422 ANAPAMU	WILSON COTTAGES	FAMILY	0	20	4	0	0	24
1	5	28-38 N. VOLUNTARIO ST./1112-1120 E MASON ST.	HOIT GARDENS	FAMILY	0	0	7	3	0	10
2	5	620-652 CASTILLO ST.	LA CASA CASTILLO	FAMILY	0	17	0	0	0	17
1	6	305 Rancheria/512-524 W. Montecito	MONTERIA VILLAGE	FAMILY	0	0	20	4	4	28
<b>Totals</b>					<b>188</b>	<b>156</b>	<b>127</b>	<b>21</b>	<b>4</b>	<b>496</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 Plan.

**Goal 1. Create and preserve quality affordable housing opportunities for the community.**

The Housing Authority has made significant progress in meeting this goal. HACSB purchased a 19-unit open-market apartment complex in order to preserve its affordability for the in-place seniors and families, as well as for generations to come. HACSB is in the process of purchasing Garden Court on De La Vina, a 98-unit service-enriched LIHTC development, to be completed within 2017 fiscal year. Additionally, HACSB is actively planning several developments to serve the varying needs in the Santa Barbara community: 35-units for homeless Veterans, 90-units for frail seniors (much like Garden Court), and 58-units for the aging baby-boomer population. HACSB is also in the process of purchasing an LIHTC 8-unit apartment complex in order to preserve this housing that is currently housing residents with severe mental illness. The Housing Authority is also working with the City of Santa Barbara in seeking to maintain the affordability of a 50-unit privately owned, low-income housing complex, Presidio Parks Apartments, through an upcoming purchase option by the City. The Housing Authority aggressively, and successfully, advocated for HUD to allow for an increase in the Exception Fair Market Rents for the South Coast of Santa Barbara County.

**Goal 2. Utilize Housing Authority resources in an efficient, coordinated and result-oriented manner.**

Annually, each department at the Housing Authority reviews and updates its Annual Action Plan and reports on their progress. This keeps staff/departments results-oriented and accountable. Additionally, HACSB each year updates its agency-wide Annual Action Plan as part of its annual budget process and in alignment with the 5-Year Action Plan. Day-to-day operational procedures are continually evaluated to determine efficiency and efficacy in service delivery. Several physical alterations were made to offices to enhance service delivery to clients, including providing privacy.

	<p>Additionally, a review of security protocols and procedures was reviewed. This resulted in staff training on emergency situations, including active shooter response training and installing security cameras.</p> <p><b>Goal 3. Strengthen the agency’s financial position and its ability to respond to shifting economic conditions.</b>  <i>Through prudent efforts in obtaining development fees, HACSB has set our agency’s financial position on sound footing. HACSB is continually in the process of seeking out other revenue sources to sustain and develop new housing programs. The repositioning of the HUD-assisted Public Housing inventory into a more fiscally sound platform allows HACSB to be able to generate much needed funds both for rehabilitation of current properties and the development of more units thereby ensuring the long term viability of the existing affordable housing units. The Housing Authority additionally continues to maintain a healthy economic mix of low income residents in various housing programs, including work force individuals and families.</i></p> <p><b>Goal 4. Promote and secure services for Housing Authority residents and participants.</b>  <i>The Housing Authority has actively promoted and augmented its Resident Services programs. Progress includes hiring additional staff to Resident Services, including those dedicated to youth programs. New programs and events promoting self-sufficiency, higher education, community resources and family support have been added to the Authority’s offerings to participant families. Additionally, the Authority continues its vital partnerships with community agencies to offer counseling, case management, referrals for health care needs, etc. to participant seniors, families and disabled individuals. The Housing Management Department and Resident Services will continue to develop concrete metrics to measure the effects of our programs and services provided to clients.</i></p> <p><b>Goal 5. Foster a culture of excellence and innovation in our work environment.</b>  <i>Twice a year HACSB gathers staff together to re-evaluate process, progress and our core values of compassion, commitment, cooperation, competence and communication. HACSB has maximized its use of technology for innovation and efficiencies through creation of a new, user friendly website. Access to information and the application process has been enhanced by the new site. Additionally, HACSB has increased its use of social media to outreach and promote its program and successes to the community. Availability of training is ongoing and several times a year staff attend job-related training at the local community college, such as computer efficiency. Additionally, staff has received training on a variety of topics including Fair Housing, Domestic Violence, Housing Quality Standards, Leadership Development, and Rent Calculation.</i></p> <p><b>Goal 6. Promote HACSB’s role in a “Sustainable Community”.</b>  <i>Housing Authority staff continue to represent HACSB on several task forces, boards and commissions in the community in order to promote a positive image and increase involvement in community issues. Staff and commissioners successfully collaborated with the local Metropolitan Transit District to install a bus stop shelter adjacent to HACSB-owned developments, most of whom are seniors. Conservation, recycling and use of recycled materials in construction related activities continues to be encouraged with contractors, residents and vendors. Energy efficient hybrid vehicles continue to replace gas powered vehicles upon turnover of automobiles.</i></p> <p><b>Goal 7. Strengthen partnership with the City to develop and maintain affordable housing, furthering HACSB’s mission.</b>  <i>Housing Authority staff continues to work closely with City of Santa Barbara staff on the City’s annual Consolidated Plan and Housing Element updates to ensure affordable housing elements are in line with policy. Additionally, HACSB will be partnering with the City of Santa Barbara in developing the Assessment of Fair Housing Plan.</i></p>
<p><b>B. 4.</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><i>One deficiency was found in the Authority’s internal controls intended to ensure compliance with the Davis Bacon Act requirement for paying prevailing wage on projects funded through the HUD Capital Fund Program. The Authority was found to not consistently be completing the required examination of certified payrolls submitted by contractors, which must include interviews with select contractor employees to validate the accuracy of the certified payrolls submitted by the contractor(s). Staff immediately initiated a Corrective Action Plan which included renewed training of relevant staff on the related requirements and improvement of internal controls.</i></p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<p><b>C. 1</b></p>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C. 2</b></p>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>C. 3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>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.</p> <p><i>Authority staff will meet with public housing resident groups on September 14, 2016 and October 12, 2016. Any comments received will be submitted with the final plan.</i></p>
<b>C. 4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>D</b>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>D. 1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD Form 50075.2 approved by HUD on 02/03/2015. See also "Annual Statement of Capital Improvements" for the Capital Fund Program for Fiscal Year 2018.</i></p>



# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.4 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. (24 CFR §903.15)

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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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 16.64 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. 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 Act 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.