



HOUSING AUTHORITY OF THE  
CITY OF SANTA BARBARA

HUD-50075-5Y  
CA076

AGENCY FIVE YEAR PLAN 2025-2030

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
---	---	--

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

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

<b>A.</b>	<b>PHA Information.</b>																																
<b>A.1</b>	<p><b>PHA Name:</b> Housing Authority of the City of Santa Barbara <b>PHA Code:</b> CA-076</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 04/01/2025  <b>The Five-Year Period of the Plan (i.e. 2019-2023): 2025 - 2030</b>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><i>Copies of PHA Plan are available at the Housing Authority of the City of Santa Barbara via:</i></p> <ul style="list-style-type: none"> <li>- 808 Laguna Street, Santa Barbara, CA 93101 during regular business hours; and</li> <li>- HACSB website at <a href="http://www.hacsb.org">www.hacsb.org</a></li> </ul> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 1234 1471 1866"> <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> <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:																							
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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.  To create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization.

**B.2**

**Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

**GOAL I: CREATE AND PRESERVE QUALITY AFFORDABLE HOUSING OPPORTUNITIES FOR THE COMMUNITY**

ACTION STEPS

1. Continue to expand HACSB’s low- to moderate-income rental housing inventory.
  - Plan developments to serve changing demographics, including special needs housing for the homeless and the disabled, to the aging baby-boomer population.
  - Locate under-utilized land, such as property owned by the City, faith-based organizations or other non-profit organizations, to promote the development of affordable housing.
  - Expand housing through partnerships and mixed use developments – residential and commercial, in particular the central business district
  - Explore employer sponsored housing with public and private entities.
  - Develop employer sponsored housing with local school district to provide affordable housing for teachers and school district staff.
  - Expand housing to neighborhoods with no or low affordable housing stock.
  - Review all properties in portfolio for redevelopment opportunities with the potential to create additional housing stock, including Monteria Village and Presidio Springs.
  - Create mixed income developments that will diversify and strengthen their financial feasibility and sustainability, including the development of Jacaranda Court for low to moderate income workforce households.
  - Complete purchase of Artisan Court.
  - Begin purchase of Bradley Studios. Complete construction of Bella Vista for low-income families.
2. Preserve and expand HACSB’s affordable housing programs.
  - Implement HACSB’s Department of Housing and Urban Development’s Moving To Work (MTW) status, to provide greater flexibility in the delivery of housing policy and service to best meet the community’s need.
  - Anticipate new state mandates to increase density and HACSB’s potential role, impact and opportunity.
  - Expand marketing and outreach efforts to appeal to applicants for workforce housing, including those at newly adopted 160% AMI income level.
  - Identify and implement programs to create a continuum of care for those aging in place.
  - Actively educate Santa Barbara’s rental property owner’s on benefits of participating in HACSB’s rental assistance payment programs.
  - Achieve 100% lease-up and program utilization to ensure HACSB is serving the maximum number of households.
  - Maintain average vacancy turnover rate to 14 days.
  - Promote open market housing opportunities for current HACSB residents who have attained higher incomes.
  - Continue to work with the City of Santa Barbara, County of Santa Barbara and nonprofit home ownership providers, such as Habitat for Humanity, to explore home ownership opportunities.
3. Advocate for, and proactively pursue, all federal, state and local funding sources available for affordable housing.
  - Continue to implore HUD and Congress to grant an increase in the Exception Fair Market Rents or define a new OMB (Office of Management and Budget) housing market for the South Coast of Santa Barbara County to effectively address the drastic differences in rental housing costs between North and South County.
  - Advocate for legislation that will create a new permanent source of funding for affordable housing.
  - Utilize HACSB’s affiliate non-profit, 2nd Story Associates, and its instrumentality, Santa Barbara Affordable Housing Group, as well as local foundations, to expand housing and revenue sources.
4. Remain a key partner in the local efforts to end homelessness.
  - Partner with community-based organizations to create new affordable housing opportunities including transitional or bridge housing to serve the most vulnerable homeless (e.g. Housing First and master leasing models) and assist with stabilizing existing housing stock.

**GOAL II: MAINTAIN AGENCY’S STRONG FINANCIAL POSITION AND ABILITY TO RESPOND TO ECONOMIC CONDITIONS**

ACTION STEPS

1. Control expenditures and seek other revenue sources to sustain and develop new housing opportunities.
2. Periodically assess staffing and business needs and implement changes as necessary.
3. Develop and/or improve existing long-term capital plans for all properties.
4. Maintain liquid, undesignated reserves in HACSB’s local Non-HUD Fund of at least \$3.5 million.
5. Promote HACSB’s fiscal stability by maintaining a healthy economic mix of lower income and otherwise eligible residents in our various housing programs.

6. Seek out additional grants for both supportive services and housing development, through federal, state, local and philanthropic opportunities.

### **GOAL III: ENCOURAGE CLIENT STABILITY AND UPWARD MOBILITY THROUGH COMMUNITY BUILDING, ENGAGEMENT AND PARTNERSHIPS**

#### **ACTION STEPS**

1. Access available resources for the enhancement of key Resident Services initiatives.
2. Collaborate with community partners to strengthen HACSB's response to critical community needs and issues.
3. Continue HACSB's involvement in community needs and issues by Commissioners, staff and residents' service on boards, task forces and commissions related to the promotion of affordable housing, a sustainable community and self-sufficiency.
4. Promote self-sufficiency and mobility among HACSB residents and participants through programs, services, partnerships and initiatives.
5. Promote education and employment as strategies for youth to rise out of poverty and attain self-sufficiency.
6. Continue to strengthen and expand housing retention and supportive services to vulnerable residents.
7. Include Cultural Competency training to learn about different cultures and backgrounds and explore potential biases with the goal to provide effective services.

### **GOAL IV: FOSTER A CULTURE OF EXCELLENCE AND INNOVATION IN OUR WORK ENVIRONMENT**

#### **ACTION STEPS:**

1. Continue to incorporate HACSB's core values of Compassion, Commitment, Cooperation, Competence and Communication in all aspects of work.
2. Continue to review the method and manner in which we do our work in order to accomplish our mission, embrace our vision and be open to change.
  - Enhance Human Resources practices including performance evaluation processes.
3. Continue to reward innovation, initiative, problem solving and promote team building.
  - Provide a fair and equitable compensation and benefits package to attract and retain high performing employees.
  - Enhance employee training and educational opportunities for professional development.
  - Provide leadership and management training to support effective coaching and feedback.
  - Provide performance evaluations designed to provide timely, fair and meaningful feedback, aligning individual staff's goals with HACSB's 5 Year and Annual Action Plans.
  - Continue to analyze the organizational structure and identify staff's talents and interests so positions are structured to motivate staff, capitalize on employees' strengths and promote efficient operations.
  - Implement successful succession planning strategies by identifying critical knowledge, skills and talents the organization will need in the future.
  - Develop emerging and future leaders by promoting the development of high potential employees to take on a variety of critical and leadership roles in the future.
4. Maximize the use of technology for innovation, efficiencies and increased security.
  - Research software systems that better integrate various programs and meet all departments' requirements and needs.
  - Assess use of technology to enhance safety of residents, staff and visitors at HA offices, properties and community centers.
  - Improve applicant's access to individual waitlist information and capability for online job applications.
5. Continue excellence in customer service by providing respectful, empathic, timely and effective service to all.
6. Continue efforts to further the Agency's Diversity, Equity and Inclusion plan.
  - Focus on inclusion and belonging – with specific attention to strategic and targeted communication, to provide opportunities for giving and receiving input on individual performance, as well as organizational functions.
  - Educate all to achieve a level of DEI competence and confidence needed to create a diverse, equitable and inclusive organization.
  - Purposely expand diverse and inclusive teams with the goal to improve team performance and services to our clients and community.

### **GOAL V: PROMOTE SUSTAINABLE PRACTICES**

#### **ACTION STEPS:**

1. Pursue and utilize all proven/practical "Green Building" techniques and strategies with respect to all construction related activities.
2. Identify and implement sustainable practices throughout the agency to minimize impact on the environment.
  - As vehicle fleet replacement occurs, replace with fuel-efficient hybrids or zero emission vehicles as comparable vehicles become available.
  - Judicious use of landscape irrigation at all properties and ongoing conversion to drought-tolerant planting palate, where feasible.
3. Promote, encourage and educate residents, contractors and vendors about conservation, recycling and sustainable practices in HACSB operations and properties.
4. Encourage and participate in regional solutions to housing, transportation and sustainability issues.

- Seek and/or participate in funding opportunities available for energy efficiency upgrades or rehabilitation at existing housing developments

**GOAL VI: CONTINUE TO STRENGTHEN RELATIONSHIP WITH THE CITY AND COUNTY TO FURTHER HACSB'S ROLE AS THE CITY'S AFFORDABLE HOUSING PROVIDER**

ACTION STEPS:

1. Enhance the communication and partnership HACSB staff has developed with City and County Staff.
  - Institute joint meetings between HACSB's Commission, the City Planning Commission and the City Council to discuss affordable housing policy.
  - Evaluate and reassess City/HACSB function overlap.
  - Collaborate with County on development and acquisition
2. Provide expertise and input to City towards development of City Housing Policy. Continue to work closely with City staff on the City's annual Consolidated Plan and Housing Element updates to ensure affordable housing elements are in line with policy.
  - Assist City in their efforts to meet the affordable housing needs pursuant to City's stated goal within the Housing Element.
3. Promote affordable housing locally.
  - Continue to advocate for more dedicated funding sources for affordable housing (e.g. inclusionary housing, development fees, etc.).
  - Advocate for public policy and building regulations that promote and support the development of affordable housing.
  - Increase public awareness of HACSB's mission and work.
  - Advocate for reduced development fees for 100% affordable housing.
  - Advocate for priority treatment for all-affordable housing development applications.

**B.3**

**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**GOAL I: CREATE AND PRESERVE QUALITY AFFORDABLE HOUSING OPPORTUNITIES FOR THE COMMUNITY.**

The Housing Authority has made progress in meeting this goal within the last 5 fiscal years. The following are excellent examples of how HACSB is preserving and creating quality affordable housing for the community.

**New Construction Completed:**

- 813 E. Carrillo St. (17 units) – LIHTC project for homeless veterans, including on-site supportive services (2024)
- 251 S. Hope Ave. (90 units) – LIHTC service-enriched development for frail seniors (2020)
- 311 S. Voluntario St. (1 ADU, affordable workforce unit)
- 3869 State St. (58 units) – co-developed LIHTC project for seniors
- 116 E. Cota St. (28 units) – LIHTC project for persons coming out of homelessness with on-site supportive services (2023)
- 821 State St. (14 units) – mixed use, affordable housing for downtown workforce + commercial space (2024)
- 2120 Oak Park Ln. (1 ADU, affordable workforce unit)

**Acquisition/Preservation:**

- 1116 De La Vina St. (98 units) - Housing complex for frail seniors, constructed in 1999; the Housing Authority purchased the property after the property's 15-year tax credit compliance period. The property provides an important service and a comfortable living environment to a segment of the senior population that needs more assistance than an independent living arrangement but provides less service than an assisted living property or nursing home.
- 315 W. Carrillo St. (62 units) – Permanent supportive housing complex for the homeless constructed in 2006; the Housing Authority exercised its right to purchase the property at the conclusion of the property's 15-year tax credit period.
- 421 N. Alisos St. (4 units) - The Housing Authority purchased four single-family, two-story houses on one lot to house special needs homeless persons under the direct supervision of the appropriate support services.
- 602 & 619 Kentia Ave. (8 units) - The Housing Authority purchased two apartment buildings totaling eight residential units (2 one-bedroom units and 6 two-bedroom units). The Authority will continue to lease the units to the previous owner's tenants, individuals with intellectual, cognitive, and developmental disabilities who have been assisted through a local non-profit social service organization.
- 4455 Hollister Ave. (11 units) - The Housing Authority purchased an 11-unit studio apartment complex with the goal to provide affordable housing for Santa Barbara's workforce.
- 536 W. Pedregosa St. (3 units) - The Housing Authority purchased a three-unit apartment building to provide affordable housing for extremely low-income families, at 30% of area median income or below, who are homeless or at risk of homelessness.
- 1200 Punta Gorda St. (42 units) - The Housing Authority acquired a 42-unit mobile home park on the brink of foreclosure with the California Department of Housing and Community Development (HCD). The Housing Authority worked with HCD and local City Council and staff, to come up with a proposal and funding that would preserve the park as a low-income development for 90 years into the future.

The Housing Authority has also continued to look for ways to meet community housing needs through various innovative or non-traditional housing programs or initiatives.

**Land Banking/Future Development:**

- 400 W. Carrillo St. (63 units) - For the last few years, Housing Authority staff has been working with the City of Santa Barbara to identify underutilized, City-owned surface parking lots with the intent to develop affordable housing. A 1.1 acre lot was identified and HACSB has continued to work with City staff the past few years to obtain funding and approved plans for an affordable housing development at this site. Santa Barbara City Council approved an agreement for the Housing Authority to use the site to develop affordable housing, which was subsequently approved by HACSB's Board of Commissioners. This will be the first missing middle development, in partnership with the City and a private investor.
- 200 N. La Cumbre Rd. (48 units) - In 2019, the Housing Authority purchased a 1.6 acre property currently used as professional office space, and continues to move forward with plans for a 48 unit affordable housing development for families. The Housing Authority will apply for funding through the Low Income Housing Tax Credit program, and the project will utilize 100% project-based voucher assistance
- 3883 La Cumbre Plaza Ln (12-30 units for seniors utilizing LIHTC program)
- 915 E. Montecito St. (40-45 units) – The Housing Authority has been working with the Santa Barbara School district to build affordable housing for District employees on underutilized school property, and has identified a vacant school site.
- 3055 De La Vina St. (34 units) - The Housing Authority purchased this former motel in 2024. The site and rooms are in the process of being converted into studio apartments for persons coming out of homelessness, with kitchenettes, a one-bedroom manager's unit and on-site supportive services offices.
- 15 S. Hope Ave. (47 units) – Purchased by the Housing Authority in 2024, this undeveloped parcel of land containing 0.91 acres will be used to develop rental housing for low income, special needs households.

**Future Redevelopment of Existing Properties:**

- 512-524 W. Montecito St., et al. (~49 units) - The Housing Authority is proposing to perform a much-needed redevelopment of this former Public Housing property, now privately owned by Santa Barbara Affordable Housing Group, an instrumentality of the Housing Authority, after the RAD conversion. This large family complex was built in 1973, and despite the capital needs being addressed as required by the Property Needs Assessment, it is tired and several of its building systems are approaching the end of

their useful life. We believe that the best course of action is to commence a complete redevelopment plan for the property by utilizing Low Income Housing Tax Credit program financing, and we have formally requested HUD's approval to do so.

- 721 Laguna St., et al. (~300+ units) - Developed in 1977 as one of the first federal public housing projects in Santa Barbara, it currently has 122 units on 4.7 acres. The Housing Authority envisions a long term plan to redevelop this property into a higher density use, accomplished in phases over several years.

In addition to increasing the number of units to our owned or managed inventory, we have also added additional vouchers to our operation of the Section 8 Voucher program which remains our largest housing program. In total we have added approximately 429 vouchers to our operations since 2019. The Housing Authority continues to actively apply for new funding streams of Voucher assistance when notices of funding availability are issued. A total of 215 Emergency Housing Vouchers were distributed to this Housing Authority and the Housing Authority of the County of Santa Barbara. The two Housing Authority's entered into an MOU to collaborate with the Continuum of Care Program (CoC) and the County of Santa Barbara to lease up the EHV's. HACSB was allocated 89 of these EHV's, then an additional 25. The County and City housing authorities utilized the following as incentives: \$10,000 on a media campaign to provide incentives to attract landlords to the program; \$1,500 as a signing bonus; \$2,000 security deposit assistance; and \$2,000 mitigation insurance fund.

The Housing Authority has aggressively, and successfully, advocated for HUD to allow for an increase in the Exception Fair Market Rents (FMRs) for the South Coast of Santa Barbara County in previous fiscal years. Through working with UCSB's Economics Department, a countywide rental market survey was completed and resulting data submitted to HUD for re-evaluation of our County's Fair Market Rents. The results of the rent study were the reason that HUD revised the FMRs. The initially published FMRs (in August 2019) reflected a 6% increase. However, after HACSB submitted the UCSB study to HUD, the FMRs were revised, which resulted in an additional 12% over the initial 6%. The Housing Authority, along with the County Housing Authority, will again engage UCSB Economics Department in the future to perform a countywide rental market survey.

HUD's recently published 2025 FMRs for our region indicated an average 10% decrease across each bedroom size. As a result, the Housing Authority will continue using 2024 FMRs as allowed per the Federal Register. Staff reviewed local rent comparable data to determine if a reduction in the Housing Authority's payment standards was warranted. Our analysis confirmed the opposite of the HUD's published fair market rent data in that Santa Barbara's area rental market rates have increased over the last 12 months and have recently stabilized but are not expected to decrease in this competitive market. As a result, the Housing Authority, together with the County of Santa Barbara Housing Authority, will once again engage UCSB to conduct an updated countywide rental market survey. The resulting data will be submitted to HUD for re-evaluation of Santa Barbara County's Fair Market Rents. We continue to set our payment standards at 120% of the Fair Markets as allowed under our approved MTW plan. These actions will result in higher Payment Standards allowing Voucher holders to move into higher opportunity areas.

In 2021, the Housing Authority applied for Moving to Work program status for Cohort 4 – Landlord Incentives through HUD's Moving to Work Expansion program. In January of 2022, HUD notified HACSB the Housing Authority was selected as one of 29 agencies. Selection as an MTW agency has allowed the agency to exercise administrative flexibilities to respond to the unique needs of our community. We have been successfully integrating landlord incentives into our Section 8 program as follows:

- \$1,000 signing bonus for new landlords or properties not previously leased in the last 5 years
- \$250 referral bonus for referring a new landlord that leads to a new HAP contract
- Up to \$3,000 in mitigation funds for damages, unpaid rent, court costs or other expenses incurred as a direct result of an HACSB client/tenancy
- Loans of up to \$2,000 for repairs needed to bring a unit up to HQS standards
- Up to 30 days/1 month of vacancy loss when leasing up to an HACSB client, after another vacancy
- Owner requested inspections initiated by health & safety concerns
- Free smoke detectors & GFCIs replacement for units that failed an inspection for these reasons
- Online portal providing landlords and managers with access to Housing Assistance Payment records
- Security Deposit Loans and Supportive Services referrals.

**GOAL II: MAINTAIN AGENCY'S STRONG FINANCIAL POSITION AND ABILITY TO RESPOND TO ECONOMIC CONDITIONS**

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. Some of these efforts over the last 5 years include:

- Utilized affiliate non-profits, 2nd Story Associates, Garden Court, Inc., Santa Barbara Affordable Housing Group & local foundations to expand housing & revenue sources
- Approval from HUD to utilize former Public Housing Section 18 disposition reserves for new development funding with Project Based Vouchers
- Undergoing analysis of real estate owned to finance properties at lower interest rates with loans supportable from operations – creating a flexible development/acquisition fund
- Currently advocating with the City of Santa Barbara for creation of permanent affordable housing funding source.
- Completed classification and compensation study

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. HACSB adopted a policy for our Non-HUD program allowing our agency to serve working families and individuals earning up to 160% AMI.



**GOAL III: ENCOURAGE CLIENT STABILITY AND UPWARD MOBILITY THROUGH COMMUNITY BUILDING, ENGAGEMENT AND PARTNERSHIPS**

Each year the Housing Authority continues to promote and expand its Resident Services offerings with a goal of ensuring housing stability and wellbeing among our resident group. Programs and events that promote self-sufficiency and economic wellbeing, higher education, and family stabilization, are included in Resident Services programming. Family strengthening is at the core of Resident Services' work, and our dedicated team is committed to developing family-centered programs through community partnerships that foster resilience, self-sufficiency, and educational and career advancement in an effort to break the cycle of poverty.

During the previous 5 Year Plan term, we have introduced or expanded programming in the following ways:

Senior Services - Through a partnership with Family Service Agency, we've introduced the Senior Wellness Promotion and PEARLS programs at our senior housing developments. Along with our longstanding Supportive Services Program, a collaborative case management program, these resources help senior residents connect with the services they need to improve their quality of life and safely age in place. Enhanced Care Management services made available through CalAIM further support the intensive needs of vulnerable, at-risk seniors. Ongoing socialization opportunities and other services include classes offered by the Santa Barbara Dance Institute, a senior nutrition program offered by the Area Agency on Aging, regular visits from the Santa Barbara Public Library's "Library on the Go" outreach van, and semi-annual Senior Fairs offered at our senior sites. The Housing Authority, through its affiliate non-profit, was awarded \$100,000 to administer a senior supportive services program in partnership with a local neighborhood health clinic. The program funded a dedicated team to work onsite at over six of the HACSB's senior housing developments, coordinating and providing medical and mental health assessments, health screenings and medical case management.

Youth Services - Our youth services focus on connecting Housing Authority youth with academic support and a variety of enrichment activities throughout the year. We continue to offer afterschool support and summer programming for HA youth, and we have new partnerships in place with the Santa Barbara Botanic Garden and Firework Foundation. Our award-winning Preparación, Bienestar y Cultura (PBC) program, offered in collaboration with Cal-SOAP, is a 4-week summer program for high school-aged youth that offers a curriculum centered around college readiness, mental wellness and cultural empowerment.

Family Support - Through our Family Resource Center, the Resident Services team supports families in successfully responding to the challenges they face, including access to food, transportation, child care, employment, health insurance enrollment, and so on. Families in need are linked with basic needs resources such as utility assistance, health insurance, and resources to address food insecurity. This year we partnered with United Way of Santa Barbara County to connect families with financial assistance to resolve past due rent and utility payments, as well as other emergency needs, through their Resiliency Grant program. Some of the events that took place this year include our Financial Empowerment workshop series, focusing on financial literacy and homeownership, and Family Digital Literacy events offered in partnership with Partners in Education, offering free computers and tech support to low-income households. Through a partnership with the Foodbank of Santa Barbara County we have expanded our monthly food distribution events to serve more households in need. Our collaboration with CommUnify also ensures that low-income individuals and families in need of utility assistance receive support in this area. Finally, our longstanding Family Self-Sufficiency Program continues to support HA families as they work towards increasing their earned income and achieving greater economic stability. Over the last 5 Year Plan time period, the Family Self Sufficiency Program had 53 graduates, disbursed \$976,000 in escrow payments, and the participants had \$2,007,026 combined increase in annual earned income from time of enrollment.

**GOAL IV: FOSTER A CULTURE OF EXCELLENCE AND INNOVATION IN OUR WORK ENVIRONMENT**

One of the action steps of this goal is maximizing the use of technology for innovation, efficiencies and increased security. This includes researching software systems that better integrate various programs and meet the needs of all departments' requirements. Last fiscal year, after thorough research, the Housing Authority contracted with a software company for a new business management system due to its currently system becoming deficient and antiquated. The new software services provide us with efficient software interfaces enabling landlord, applicant, vendor and resident online portals for information exchange that allows staff to quickly and accurately process information.

HACSB has maximized its use of technology for innovation and efficiencies through creation of a user-friendly website. Access to information and the application process continues to be evaluated and enhanced as needed. Staff ensures information on our website is up-to-date, accessible and relevant.

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 regularly participates in training on a variety of topics including Fair Housing, Harassment, Safe Driving, Domestic Violence, Housing Quality Standards, Leadership Development, Rent Calculation and Low-Income Housing Tax Credit program compliance and financing.

Twice a year HACSB gathers staff together to re-evaluate process, progress and our core values of compassion, commitment, cooperation, competence and communication. This fiscal year all staff gathered to discuss and plan out our next 5-year Action Plan, along with a separate retreat with our Board of Commissioners.

- Of the current Housing Authority staff, the average years of service is 14.7 years. We continue to do well with our retention rate despite changes in the job market. We believe our ability to remain competitive in the job market has allowed us to maintain dedicated and talented staff.

The Housing Authority has made the commitment to being a workplace that embraces Diversity, Equity, and Inclusion (DEI) and has begun steps toward organization-wide efforts. After publishing a Request for Proposals, the Housing Authority hired DEI consultants to assist staff and the Board with creating a DEI strategic plan. The Housing Authority is establishing short and long term goals, but Immediate actions included conducting

	<p>listening sessions with a cross-section of staff representing all departments, locations, and roles; and conducting an organization-wide survey based on DEI research and priorities around best practices. This has served as a means to identify areas for change, opportunity and, importantly, to acknowledge and recognize efforts already being well done. As well, along with consultants, staff will begin to review and interpret available demographic data for the HACSB in relation to its workforce and the communities served.</p> <p><b>GOAL V: PROMOTE SUSTAINABLE PRACTICES</b></p> <p>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. 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 HACSB automobiles.</p> <p><b>GOAL VI: CONTINUE TO STRENGTHEN RELATIONSHIP WITH CITY TO FURTHER HACSB'S ROLE AS THE CITY'S AFFORDABLE HOUSING ARM</b></p> <p>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. Since 2018, Housing Authority staff has been working with the City on exploring the possibility of developing rental housing on City-owned surface parking lots. In 2019, the Santa Barbara City Council provided approval for Housing Authority and City staff to determine the feasibility of developing rental housing on a specific, underutilized commuter lot, and in 2020, a Memorandum of Understanding was executed between the City and the Housing Authority to memorialize this intent. In September of 2021, the Housing Authority entered into a Project Agreement with the City allowing the Housing Authority to move forward with affordable housing development plans for the site. In August of 2023 the Santa Barbara Planning Commission unanimously approved the project, and in September 2023 the Santa Barbara City Council voted unanimously to approve the development agreement with the Housing Authority. The Housing Authority will continue to work with City staff to reach the goal of obtaining funding and hopefully breaking ground on the housing project at the commuter lot location in the next year.</p> <p>In addition, the Housing Authority has continued to provide input to the City of Santa Barbara on important local housing policies including Average Unit Size Density Program, Inclusionary Housing Policy, Objective Design &amp; Development Standards (ODDS) and Floor Area Ratios, and the Housing Element as well as the creation of a sustainable funding source for affordable housing.</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>In accordance with the PIH Notice and the Violence against Women Act (VAWA) Final Rule, the Housing Authority of the City of Santa Barbara provides applicants and tenants the Notice of Occupancy Rights under the Violence against Women Act. The Housing Authority has adopted a local preference in the Administrative Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking or other violent crimes.</p>
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority defines significant changes to the Agency Plan to be:</p> <ul style="list-style-type: none"> <li>• Changes to tenant/resident admissions policies;</li> <li>• Changes to the termination policy;</li> <li>• Changes to the tenant/resident screening policy;</li> <li>• Changes to rent policies; and</li> <li>• Changes to the organization of the waiting list.</li> </ul>
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input 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>
<b>C.3</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>C.4</b>	<b>Required Submission for HUD FO Review.</b>  (a) Did the public challenge any elements of the Plan?  Y N <input type="checkbox"/> <input type="checkbox"/>  (b) If yes, include Challenged Elements.
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>

**D.1**

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

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

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 § 903.17\(b\)](#), [24 CFR § 903.19](#))

**C.3 Certification by State or Local Officials.**

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

---

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 PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.