



HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA

HUD-50075-HP
CA076

AGENCY ANNUAL PLAN FYE 2026

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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-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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: Housing Authority of the City of Santa Barbara PHA Code: CA076 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: 0 Number of Housing Choice Vouchers (HCVs): 3,031 Total Combined: 3,031 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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. </p> <p> Copies of PHA Plan are available at the Housing Authority of the City of Santa Barbara via: <ul style="list-style-type: none"> - 808 Laguna Street, Santa Barbara, CA 93101 during regular business hours; and - HACSB website at www.hacsb.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

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

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.

As of October 30, 2024, HACSB has 7,392 applicants on the Section 8 waiting list. The snapshot below demonstrates the current make-up of the Authority's applicants, including breakdown of income level, etc. Extremely low-income households (91% of waitlist) continue to be the income level with the highest need for affordable housing. The waiting list data also confirms the need to assist a variety of households with differing demographics, including families with children (41% of waitlist) and low-income seniors (14% head of households). Annually, HACSB calls for 75% of new Section 8 admissions to qualify as "extremely low" income households. Additional action steps include affirmatively marketing and collaborating with local agencies that assist seniors and persons with disabilities; adoption of policies to support and foster working households; and continuing outreach to private property owners for promotion of the Section 8 program.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) Housing			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7392		
Extremely low income <=30% AMI	6702	90.7%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	3055	41.3%	
Elderly families	1003	13.6%	
Families with Disabilities	2389	32.3%	
Race/ethnicity (White)	3357	45.4%	
Race/ethnicity (Black)	3609	48.8%	
Race/ethnicity (Asian/Other)	960	13.0%	
Race/ethnicity (Hispanic)	1889	25.6%	

The Housing Authority continues to actively apply for new funding streams of Voucher assistance when notifications of available funding are issued. A total of 89 Emergency Housing Vouchers (EHVs), and subsequent 25, were distributed to this Housing Authority and working in partnership with the County of Santa Barbara Housing Authority, we initiated the following incentives: \$1,500 as a signing bonus, \$2,000 security deposit assistance and \$2,000 mitigation insurance fund.

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.

Planned Sources	Planned \$
Federal Grants	
Section 8 Housing Choice Voucher	\$41,100,000
Continuum of Care	\$103,000
Section 8 FSS Coordinator	\$200,000
Total Federal Grants	\$41,403,000
Non-Federal Sources	
Dwelling Rent, Local Programs	\$12,900,000
Other Operating Income	\$3,600,000
Total Non-Federal Sources	\$16,500,000
Total Resources	\$57,903,000

Safety and Crime Prevention - 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.

The Housing Authority adopted its Violence Against Women Act (VAWA) policy to help ensure that all actual and potential beneficiaries of its HCV program are aware of their rights and protections under VAWA. Information regarding VAWA is posted in the Housing Authority's offices, on the agency website and copies are made available to all Housing Authority program applicants and participants. Additionally, clients are informed of the National Domestic Violence Hot Line and contact information for local victim advocacy groups or service providers.

The Housing Authority provides all participants with information outlining their rights under VAWA at the time of admission. HACSB will also include information about VAWA in all notices of termination of assistance. The PHA will further provide information about VAWA to any applicant or participant who has possible domestic violence activity, police activity involving a domestic disturbance, other domestic disturbances, restraining orders, or related activity, prior to interviewing or questioning an applicant or participant about the related activity. If in the normal course of interviewing or questioning of police activity, disturbances or criminal activity it is revealed that there is a possible incident or activity related to a domestic disturbance, interviewing or questioning will temporarily stop, and the applicant or participant will be informed of their rights under VAWA before the interviewing or questioning resumes.

Whenever Housing Authority staff has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, staff will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. When discussing VAWA with the victim, the Housing Authority staff will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room. The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.

The Housing Authority also provides owners and managers with information about their rights and obligations under VAWA when they begin their participation in the HCV program.

All information provided to the Housing Authority regarding domestic violence, dating violence, sexual assault or stalking, including the fact that an individual is a victim of such violence or stalking, is retained in confidence by staff.

Substantial Deviation - PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan.

The Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the termination policy;
- Changes to the tenant/resident screening policy;
- Changes to rent policies; and
- Changes to the organization of the waiting list.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

HACSB upgraded its software platform a year ago, allowing for a more user-friendly, accessible on-line application process. In addition, HACSB continues to offer application assistance and paper application accommodations. HACSB has established annual admissions goals for the Voucher program, which includes 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.

HACSB's entire public housing portfolio was repositioned through RAD, therefore, only centralized Housing Choice Voucher (HCV) waiting lists and certain project specific Project Based Voucher program waiting lists are maintained. For the HCV program, HACSB utilizes two separate waiting lists: Tenant-Based and Project-Based.

Waiting lists use pertinent applicant information, such as date and time of application, local ranking preferences (Veteran, living or working locally, involuntary displacement, special needs referrals) and income category 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. An applicant household determined ineligible is notified promptly in writing of the determination and informed of the right to an informal review.

The Housing Authority continues to implement landlord incentives that have been extremely effective in attracting property owners and managers to the Section 8 program. The incentives include: signing bonus of \$1,000 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. As noted above, with the provision of Emergency Housing Vouchers, HACSB added the following incentives: \$1,500 as a signing bonus, \$2,000 security deposit assistance and \$2,000 mitigation insurance fund in partnership with the County of Santa Barbara Housing Authority.

The Housing Authority continues to monitor the need to supplement its Security Deposit Loan Program (established in 2006) for Housing Authority Section 8 voucher holders who need assistance with the security deposit when renting a unit from a landlord within our jurisdiction (South Coast region of Santa Barbara County), which has eased a significant barrier to voucher holders.

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, has engaged the University of California Santa Barbara (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.

Effective April 1, 2023, HACSB officially began operating as a HUD Moving To Work (MTW) designated agency. As a result of a review of the operations of the Housing Authority's Section 8 HCV program, the Administrative Plan required updates, including those to correspond to HUD approved MTW flexibilities. A copy of Administrative Plan changes are provided in conjunction with the Annual PHA Plan (**Attachment A**).

Revisions to the Housing Choice Voucher Administrative Plan include:

- Chapter 4:
 - a) A correction was made as to the value of assigned preference points for the Unassisted and Resident preferences, from 2 points to 3. Preferences for Homelessness and Domestic Violence Displacement were added in 2023. As a result, the point value for both the Unassisted and Resident preferences should have been raised to 3 points to maintain the intended waitlist ranking.
 - b) Applications - HACSB will create a separate Mainstream voucher waitlist. The Mainstream Program makes vouchers available to eligible non-elderly disabled persons. Disabled members of the applicant household must be at minimum 18 years of age and under 62 years of age. Waitlist sorting will be outlined in this chapter. The waitlist will not be open for applications at this time.
- Chapter 5 - Briefings - HACSB will implement changes to the initial voucher search terms to create consistency between the various voucher programs. The initial search term for all vouchers will be increased from 60-days to 120-days. Extension thereafter will only be granted as a reasonable accommodation, or for extenuating circumstances.
- Chapter 6:
 - a) The Housing Opportunity Through Modernization Act (HOTMA), removed the statutory authority for Earned Income Disallowance (EID), a policy that previously allowed phase-in rent increases due to earned income for certain households.

As of January 1, 2024, families were no longer eligible to participate in EID. As such the policy on EID was amended to reflect this regulatory change.

- b) Changes were made to the timing of implementing newly adopted payments standards. Currently, payment standard changes are applied only at annual reexamination or when moving to a new unit. Effective Jan. 1, 2025 changes to payment standards resulting in an increase in payments standard, will be applied to the first annual or interim reexamination completed after the new payment standards go into effect.
- c) Income - HACSB will make minor edits to the hardship policy affecting medical and disability related expenses for clarification. Edits do not represent a change in policy or practice.

- Chapter 11:
 - a) Changes to the frequency of reexaminations for senior and disabled households who have fixed income have been made. The Housing Authority will implement biennial annual reexamination schedules for senior and disabled households who are on fixed income, with the change phased in over the next two years for qualifying households.
 - b) Changes have been also made to when interim reexaminations will be required. The threshold for when increases in income will require a reexamination have increased. Currently, interims are conducted for increases in income of \$200 or more. The proposed change would increase that to a change of \$500 or more. A threshold has also been established for processing interim reexaminations that result in a tenant rent reduction. A tenant household with a decrease in income of \$200 or 10% of income, whichever is lower, will have an interim conducted. Previously any reported decrease in income would initiate an interim.
 - c) Reexaminations - HACSB will include in this chapter the hardship policy related to requesting an interim rent redetermination. A Hardship policy related to the timing of applying a change of Payment Standard or Utility Allowance will also be included in this chapter.
- Chapter 16 - Program Administration - HACSB will include its HUD approved MTW Waiver of Updating Payment Standards to this chapter. HACSB has been allowed to set Payment Standards at up to 120 percent of the Fair Market Rent (FMR).

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 Rental Assistance or Project-Based Vouchers 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.

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 Housing Authority of the City of Santa Barbara made a request to HUD for modification of the RAD Use Agreement for one of its former Public Housing family developments, Monteria Village. The appeal to allow re-development of this 28-unit development into a new 52-unit apartment complex, despite the RAD Use Agreement limits encumbering or conveying the property until the 10-year anniversary of the HAP Contract, was made due to its need for upgraded infrastructure and the pressing demand for affordable housing. HUD’s allowing HACSB to pursue its development plans at this site, and others, will provide desperately needed affordable housing for low-income households. On July 18th, 2022, HACSB received conditional approval from HUD of plans to redevelop the property, subject to HUD’s review of a number of items as we complete our design and financing plans. Once all plans are vetted and approved, HACSB intends to apply for Low Income Housing Tax Credits as the primary means of financing the redevelopment.

Additionally, the HACSB will continue to seek other redevelopment opportunities on former public housing properties in order to create additional affordable housing to meet the local housing crisis. HACSB has 180 Faircloth units available as a result of a Section 18 Disposition several years ago. These “Faircloth” units will enable the agency to take advantage of available federal HUD funds for development of 180 additional units with said funds and then utilizing the Rental Assistance Demonstration (RAD) program to convert the units to a Section 8 funding platform. HACSB will further evaluate and possibly make use of this HUD approved program known as “Faircloth-to-RAD”.

Project Based Vouchers - Describe any plans to use HCVs for new project-based vouchers.

HACSB plans to fully maximize the allowed threshold of Project Based Vouchers under HR3700 (HOTMA). Currently, the Housing Authority has 558 PBVs allocated and/or utilized (as noted in table below), which is 18% of the total 3,031 Housing Choice Voucher Allocation. Additionally, HACSB, under its MTW designation has a waiver approval from HUD allowing for additional PBV allocations above the total 30% CAP –allowing for a 50% total PBV Cap.

Non-RAD Project Based Voucher Allocation

Agency/Property	Units Authorized/Allocated	Status
Mental Wellness Center Santa Barbara	26	HAP
CHC/Faulding	19	HAP
CHC/Sola	5	HAP
CHC/1409 Castillo	2	HAP
St. Vincent's	23	HAP
Artisan Court	13	HAP
PSHH/Victoria Hotel	25	HAP
PHSS/Victoria Street	4	HAP
PSHH/Ladera Apts.	12	HAP
Sanctuary/Hollister	8	HAP
Bradley Studios	11	HAP
Mom's/Transition House	8	HAP
People's Self-Help Housing/Jardin de Las Rosas	8	HAP
Grace Village	34	HAP
Garden Court on De La Vina	98	HAP
Johnson Court	17	HAP
The Gardens on Hope	90	HAP
Vera Cruz Village	28	HAP
Quality Inn	32	AHAP
Bella Vista	48	AHAP
15 S. Hope Ave.	47	AHAP
Total	558	

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

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

- 200 N. La Cumbre Rd. (43 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 housing development for families. The Housing Authority has applied for funding through the Low Income Housing Tax Credit program, and the project will utilize 100% project-based voucher assistance.
- 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. This 1.1 acre lot was identified and HACSB has continued to work with City staff 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.
- 915 E. Montecito St. (40-45 units) – The Housing Authority has been working with the Santa Barbara Unified School District to build affordable housing for District employees on underutilized school property, and has identified a vacant school site where it is estimated development of 40-45 family units is possible.
- 3883 La Cumbre Plaza Ln. (12-30 units) – The Housing Authority hopes to build affordable rental housing for seniors on this site which is currently privately owned, but expected to transfer to HACSB in the near future.
- 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. This development will be 100% project based with HCV vouchers.

- 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. This development will be 100% project based with HCV vouchers.

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. This includes redevelopment of existing Housing Authority owned properties:

- 512-524 W. Montecito St., et al. (~52 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 - 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.

The Housing Authority continues to actively apply for new funding streams of Voucher assistance when notices of funding availability are issued. The Housing Authority applied for, and was awarded, Moving to Work program status for Cohort 4 – Landlord Incentives through HUD’s Moving to Work Expansion program and effective April 1, 2023, HACSB has been successfully integrating landlord incentives into our Section 8 program such as vacancy payments, landlord protection funds to cover move out costs, and alternative inspection schedules, and the selection as an MTW agency will allow us to expand on these successes and exercise administrative flexibilities to respond to the unique needs of our community.

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.

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

The Housing Authority continues to actively promote and augment its Resident Services programs each year. Programs and events promoting self-sufficiency, higher education, community resources and family support have been added regularly to HACSB’s offerings to participant families.

Additionally, HACSB 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 and Resident Services Departments will continue to develop concrete metrics to measure the effects of our programs and services.

The Housing Authority continues to partner with Foodbank to distribute fresh produce and essential foods, as well as impart nutrition knowledge, and education for children, families and seniors.

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. Last 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, and our need for efficient interface 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. This year the Housing Authority’s website was redeveloped due to its obsolete system, ensuring it is user-friendly and accessible. As well, staff ensures information on our website is up-to-date and relevant. Access to information and the application process continues to be evaluated and enhanced as needed.

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 last year the Board of Commissioners and staff created the Housing Authority’s new 5-Year Action Plan, which form the goals for HUD’s 5 Year Plan.

	<p>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. The Housing Authority has been working with DEI consultants to assist staff and the Board with creating a DEI-focused training and strategic plan, and more importantly, cultivate diversity, equity and inclusion into daily operations and core values of the organization. The Housing Authority has established short and long term goals as part of its 5-dYear Action Plan, including conducting listening sessions with staff representing all departments, locations, and roles; conducting organization-wide surveys based on DEI research and priorities around best practices; and several trainings focused on areas of importance noted by staff. These have served as a means to identify areas for change, opportunity and, importantly, to acknowledge and recognize efforts already being well done, and will be repeated to track progress and accountability. Along with consultants, staff will also be reviewing and interpreting available demographic data for HACSB in relation to its workforce and the communities served.</p> <p>GOAL V: PROMOTE SUSTAINABLE PRACTICES</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>GOAL VI: CONTINUE TO STRENGTHEN RELATIONSHIP WITH CITY TO FURTHER HACSB'S ROLE AS THE CITY'S AFFORDABLE HOUSING ARM</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. At this point the project is fully entitled by the City to move forward, currently in plan check with the City for building permits and construction is projected to begin in August 2025.</p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>N/A</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>

C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>			
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>				
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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.</p> <table border="1" data-bbox="180 1230 1455 1682"> <tr> <td data-bbox="180 1230 1455 1272">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1272 1455 1682"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table> <table border="1" data-bbox="180 1703 1455 1740"> <tr> <td data-bbox="180 1703 1455 1740">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	Fair Housing Goal:
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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-HP Annual Plan for High Performing PHAs

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

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. Plan Elements.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. 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))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

- 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.
- Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).
- 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 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 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 Resident Advisory Board (RAB) comments. If the RAB had comments on 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.2 Certification by State of 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](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ 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 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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.

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 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 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 7.02 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.



HOUSING AUTHORITY
of the CITY of SANTA BARBARA

HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FYE 2026

ATTACHMENT A

SUMMARY OF CHANGES TO THE SECTION 8 ADMINISTRATIVE PLAN FOR
THE HOUSING CHOICE VOUCHER PROGRAM

Summary of Changes:

Revisions to the Housing Choice Voucher Administrative Plan include:

- Chapter 4:
 - a) A correction was made as to the value of assigned preference points for the Unassisted and Resident preferences, from 2 points to 3. Preferences for Homelessness and Domestic Violence Displacement were added in 2023. As a result, the point value for both the Unassisted and Resident preferences should have been raised to 3 points to maintain the intended waitlist ranking.
 - b) Applications - HACSB will create a separate Mainstream voucher waitlist. The Mainstream Program makes vouchers available to eligible non-elderly disabled persons. Disabled members of the applicant household must be at minimum 18 years of age and under 62 years of age. Waitlist sorting will be outlined in this chapter. The waitlist will not be open for applications at this time.
- Chapter 5 - Briefings - HACSB will implement changes to the initial voucher search terms to create consistency between the various voucher programs. The initial search term for all vouchers will be increased from 60-days to 120-days. Extension thereafter will only be granted as a reasonable accommodation, or for extenuating circumstances.
- Chapter 6:
 - a) The Housing Opportunity Through Modernization Act (HOTMA), removed the statutory authority for Earned Income Disallowance (EID), a policy that previously allowed phase-in rent increases due to earned income for certain households. As of January 1, 2024, families were no longer eligible to participate in EID. As such the policy on EID was amended to reflect this regulatory change.
 - b) Changes were made to the timing of implementing newly adopted payments standards. Currently, payment standard changes are applied only at annual reexamination or when moving to a new unit. Effective Jan. 1, 2025 changes to payment standards resulting in an increase in payments standard, will be applied to the first annual or interim reexamination completed after the new payment standards go into effect.
 - c) Income - HACSB will make minor edits to the hardship policy affecting medical and disability related expenses for clarification. Edits do not represent a change in policy or practice.
- Chapter 11:
 - a) Changes to the frequency of reexaminations for senior and disabled households who have fixed income have been made. The Housing Authority will implement biennial annual reexamination schedules for senior and disabled households who are on fixed income, with the change phased in over the next two years for qualifying households.
 - b) Changes have been also made to when interim reexaminations will be required. The threshold for when increases in income will require a reexamination have increased. Currently, interims are conducted for increases in income of \$200 or more. The proposed change would increase that to a change of \$500 or more. A threshold has also been established for processing interim reexaminations that result in a tenant rent reduction. A tenant household with a decrease in income of \$200 or 10% of income, whichever is

lower, will have an interim conducted. Previously any reported decrease in income would initiate an interim.

- c) Reexaminations - HACSB will include in this chapter the hardship policy related to requesting an interim rent redetermination. A Hardship policy related to the timing of applying a change of Payment Standard or Utility Allowance will also be included in this chapter.
- Chapter 16 - Program Administration - HACSB will include its HUD approved MTW Waiver of Updating Payment Standards to this chapter. HACSB has been allowed to set Payment Standards at up to 120 percent of the Fair Market Rent (FMR).