Streamlined Annual PHA Plan *(High Performer PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027

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

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Housing Authority of the City of Santa Barbara **PHA Code**: CA076
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2027
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: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

Copies of PHA Plan are available at the Housing Authority of the City of Santa Barbara via:
- 808 Laguna Street, Santa Barbara, CA 93101 during regular business hours; and
- HACSB website at www.hacsb.org

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

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, 2026, HACSB has 1,506 on the Section 8 Tenant-Based waiting list and 5,402 applicants on the Section 8 Project-Based waiting list (including duplicates). The snapshots below demonstrate the current make-up of the Authority's applicants, including breakdown of income level, etc. Extremely low-income households continue to be the income level with the highest need for affordable housing (84% and 81% of the waiting lists, respectively). The waiting list data also confirms the need to assist a variety of households with differing demographics, including families with children (28%/29%% of waitlist) and low-income seniors (25%/24% 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. Our current funding analysis projects a relatively small shortfall of $49,068 (0.10% of our Budget Authority) for calendar year 2026 and no shortfall for 2027 under the assumptions currently used. These projections are encouraging, but they do not yet put us in a position to resume issuing vouchers to households on our waiting list. We must first have reliable information about our final 2027 funding allocation, which depends on congressional appropriations and HUD's subsequent funding determinations. Based on past experience, that information may not be available until early 2027. Once we have firm numbers, we will reassess our capacity to issue additional vouchers while protecting assistance for households already participating in the program.

Families on the Waiting List - Section 8 Tenant Based Assistance		
	# of families	% of total families
Waiting list total	1,506	
Extremely low income (<=30% AMI)	1,267	84%
Very low income (>30% but <=50% AMI)	195	13%
Low income (>50% but <80% AMI)	39	3%
Families with children	420	27.9%
Elderly families	372	24.7%
Families with Disabilities	471	31.2%
Race/ethnicity (White)	848	56.2%
Race/ethnicity (Black)	562	37.3%
Race/ethnicity (Asian/Other)	232	15.4%
Race/ethnicity (Hispanic)	475	31.5%

Families on the Waiting List - Section 8 Project Based Assistance		
	# of families	% of total families
Waiting list total	5,402	
Extremely low income (<=30% AMI)	4,350	81%
Very low income (>30% but <=50% AMI)	784	15%
Low income (>50% but <80% AMI)	241	4%
Families with children	1577	29.2%
Elderly families	1272	23.5%
Families with Disabilities	1623	30.0%
Race/ethnicity (White)	3964	73.3%
Race/ethnicity (Black)	1011	18.7%
Race/ethnicity (Asian/Other)	913	16.9%
Race/ethnicity (Hispanic)	2421	44.8%

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. Per HUD Notice PIH 2026-25, these households will transition to Tenant Protection Vouchers.

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	$54,230,000
Continuum of Care	$355,000
Section 8 FSS Coordinator	$198,000
Total Federal Grants	$54,783,000
Non-Federal Sources	
Dwelling Rent, Local Programs	$11,789,500
Other Operating Income	$1,970,000
Total Non-Federal Sources	$13,759,500
Total Resources	**$68,542,500**

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 information 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.

Three years ago, HACSB upgraded its software platform which has allowed 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.

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 2027 FMRs for our region indicated a 1% decrease from 2026 levels (which were decreased an average of 10% from 2025 levels) across each bedroom size. As a result, the Housing Authority will continue using 2026 FMRs as allowed per the Federal Register, with plans to submit local data to HUD in early 2027 to have our region's 2027 FMRs re-evaluated. 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 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 set for 2026unless and until our region's FMRs are adjusted upward by HUD. 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 is provided in conjunction with the Annual PHA Plan (See Attachment A).

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N
☐ ☒ 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 applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

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, 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 593 PBVs allocated (as noted in table below), which is 20% 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.

Agency/Property	Units Authorized/Allocated	Status
Mental Wellness Center Santa Barbara	26	HAP
CHC/Faulding	20	HAP
CHC/Sola	7	HAP
CHC/1409 Castillo	3	HAP
St. Vincent's	25	HAP
Artisan Court	13	HAP
PSHH/Victoria Hotel	28	HAP
PHSS/Victoria Street	4	HAP
PSHH/Ladera Apts.	12	HAP
Sanctuary/Hollister	8	HAP
Bradley Studios	13	HAP
Mom's/Transition House	8	HAP
PSHH – Heath House	7	HAP
People's Self-Help Housing/Jardin de Las Rosas	8	HAP
Grace Village	35	HAP
Garden Court on De La Vina	97	HAP
Johnson Court	16	HAP
The Gardens on Hope	89	HAP
Vera Cruz Village	28	HAP
Domestic Violence Solution	15	HAP
Quality Inn	32	HAP
Bella Vista	47	HAP
Jacaranda Court	7	AHAP
15 S. Hope Ave.	45	AHAP
Total	593	

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, with four developments under construction and several more in the planning stages. The following are excellent examples of how HACSB is preserving and creating quality affordable housing for the community.

- 200 N. La Cumbre Rd. (48 units) – In 2019, the Housing Authority purchased this 1.6-acre property with plans to build a 48-unit affordable housing development for families. After being awarded funding through the Low Income Housing Tax Credit program, construction is scheduled to be completed November of 2026 and will utilize 100% project-based voucher assistance.

- 400 W. Carrillo St. (63 units) – For the last several years, Housing Authority staff have 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 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. Through creative financing, the Housing Authority will make this first missing middle development possible. Construction began December of 2025 and is due to be completed in 2027.

- 3055 De La Vina St. (32 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. Rehabilitation of this property began in November of 2025 and is expected to be completed in December 2026.

- 15 S. Hope Ave. (46 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. The Housing Authority was awarded LIHTC funding and began construction in May of 2026. This development will be 100% project based with HCV vouchers and construction is expected to be completed in 2027.

- 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 this 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 future.

- In 2024, the Housing Authority accepted donated single-family home at 657 San Felipe Dr. to provide affordable housing for developmentally disabled individuals. Since that time, the Housing Authority has overseen $350,000 in capital improvements for deferred maintenance and accessibility improvements.

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, itis 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 received HUD's approval to do so.

- 721 Laguna St., et al. 326 - 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 serving low-income seniors, accomplished in phases over several years. As part of the planning, the Housing Authority has met, and continues to meet, with both tenant and community groups regarding the redevelopment.

The Housing Authority continues to actively apply for new funding streams of Voucher assistance when notices of funding availability are issued. This year we were allocated an additional 25 VASH vouchers from HUD that were effective August 1st, 2026. 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. In 2026, the Housing Authority was awarded an A+ credit rating from S&P Global as a result of its financial strength and fiscal stewardship.
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 seeking collaborations with community organizations to meet the changing and growing needs of HACSB residents and clients. 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

The Housing Authority continues to maximize the use of technology for innovation, efficiencies and increased security. The Housing Authority's relatively new software for business management system has increased efficiency in interfacing with landlords, applicants, vendors and residents, and allowed for online portals for information exchange for staff to quickly and accurately process information.

The Housing Authority's website continues to be user-friendly and accessible, with up-to-date and relevant information for the public. 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/National Safety Property Inspection of Real Estate (NSPRIE), 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.

GOAL V: PROMOTE SUSTAINABLE PRACTICES

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. The Housing Authority works to incorporate green practices into new construction. Energy efficient hybrid vehicles continue to replace gas-powered vehicles upon turnover of HACSB automobiles.

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

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. The Housing Authority tirelessly advocated for the City's creation of the Santa Barbara Local Housing Trust Fund created to help fund affordable housing projects. As noted earlier in the Plan, for many years, the Housing Authority and City staff have been exploring development of rental housing on City-owned surface parking lots. As a result, the Housing Authority is developing an affordable housing project for Santa Barbara's work force.

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. N/A
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe: See Attachment B for Full Audit.
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form 50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

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(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 identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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 903.11(c)(1)).

☐ **Safety and Crime Prevention.** A description of PHA's plan for safety and crime prevention. For High Performing PHAs, the information required by 24 CFR 903.7(m) must be included only to the extent this information is required for PHA's participation in the public housing drug elimination program and the PHA anticipates participating in this program in the applicable year (24 CFR 903.11(c)(1)).

☐ **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(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2019-23(HA), 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 applicable 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."

☐ **Choice Neighborhoods Grants.** 1**)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance). 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and 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 (1) 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: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe **(1)** 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 under Section 33; 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 the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** 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. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **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 903.11(c)(1).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in (24 CFR 983.55(b)(1)) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites) and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b), 24 CFR 903.7(r)).

☐ **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 Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).** For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

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(s)(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 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

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 (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

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

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.