

HUD-50075-HP



Housing Authority of the County of Santa Barbara

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

CA021 Draft PHA Plan FY2022

Public Comment Period: July 11, 2021 – August 25, 2021

Public Hearing: August 19, 2021)

Board Approval: September 16, 2021)

HUD Submission Deadline: October 18, 2021

HUD Approval: TBA

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: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Housing Authority of the County of Santa Barbara</u> PHA Code: <u>CA021</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2022</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>214</u> Number of Housing Choice Vouchers (HCVs) <u>4057</u></p> <p>Total Combined <u>4271</u></p> <p>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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: See attached.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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. See attached.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. See attached.</p>

B.4.	<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 type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Reserved until after the RAB meetings scheduled for October 14, 20, 26 and 27, 2020.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See attached.</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

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

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

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

B. Annual Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements

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

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

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

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

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

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

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

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 AGENCY PLAN

MISSION

The Housing Authority of the County of Santa Barbara is founded on the belief that decent, safe and sanitary housing is central to the physical and emotional health, the productivity, and the self-esteem of the people it serves.

Our mission is to provide affordable housing opportunities for low income households in the County of Santa Barbara in an environment which preserves personal dignity, and in a manner which maintains the public trust.

In carrying our mission, we are committed to:

- - Increasing housing choices
- - Respect for HACSB clients and employees
- - Excellence in management and operations
- - Dispersal of assisted housing throughout Santa Barbara County
- - Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of government.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.1 ANNUAL PLAN ELEMENTS

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income and extremely low-income families and the PHA's strategy for addressing the housing needs in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

The County of Santa Barbara is a desirable location to live and is a draw for a diversity of people. The cost of living, rental costs, and homeownership are among the highest in California. As a result, the need for affordable housing in this PHA's jurisdiction, Santa Barbara County, is reflected by the number of applicants on the waiting lists for the Housing Choice Voucher (HCV) and Public Housing. The combined number of applicants seeking affordable housing assistance from the Housing Authority totaled 8,996 (refer to housing needs table below). Housing Authority waiting list data also confirms the need to assist a variety of households with differing demographics, including those with special needs, as well as low income seniors on fixed incomes.

The chart below ranks housing needs by category on a scale from 1-5, with 1 being “low need” and 5 being “extremely high need”.

Housing Needs in Jurisdiction by Category							
Household Category	Applicant Breakdown	Affordability	Supply	Quality	Accessibility	Size	Location
Extremely-Low Income	7,721	5	5	5	4	4	5
Very-Low Income	1,122	5	5	5	3	3	4
Low Income	153	3	5	5	3	3	3
Elderly	1,396	5	5	4	4	3	3
Disabled	2,461	5	5	3	3	3	3
Hispanic	4,713	5	5	5	3	3	3

Strategy for Addressing Housing Needs. Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

- PHA will continue to affirmatively market and partner with local agencies that assist families with disabilities; and
- Continue to encourage adoption of policies to support and encourage working households; and
- Counsel Housing Choice Voucher (HCV) tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units and affirmatively market to races/ethnicities shown to have disproportionate housing needs; and
- Market the Housing Choice Voucher (HCV) program to owners outside of areas of poverty/minority concentrations; and
- Encourage and maximize Landlord Compliance with recently enacted California legislation which prohibits discrimination against HCV Voucher holders; and
- Closely monitor trends in the rental market within the jurisdiction which affect Housing Authority clients and applicants; and
- Explore additional means of funding new development and construction of affordable housing and partner/support efforts of non-profit agencies and private developers; and,
- Pursue Project-Basing up to the percentage allowed by regulation.

**CA021 - Housing Authority of the County of Santa Barbara
(HACSB) 2022 PHA Plan**

B.1 (c) Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	529,800	
b) Public Housing Capital Fund	450,000	
c) Capital Fund Recovery Grants (PH) >	-	
d) HOPE IV Demolition	-	
e) Section 8 Housing Choice Voucher Program (HAP & Admin Fee)	60,653,600	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-	
g) Resident Opportunity and Self-Sufficiency Grants	80,000	
h) Family Self-Sufficiency (FSS) Coordinator Grant	72,000	
i) HOME	-	
Other Federal Grants (list below)		
Section 8 Mainstream Program (HAP & Admin Fee)	743,300	
2. Prior Year Federal Grants (unobligated funds only) 5 (list below)	-	
3. Public Housing Dwelling Rental Income	1,587,700	
4. Other Income -PH/Sec 8 (list below) 5		
Interest/Investments	18,900	
Non-Dwelling Rental	121,500	
5. Non-Federal Sources		
Dwelling Rental	541,800	
Interest/Investments	120,800	
Non-Dwelling Rental >		
Management Fees	2,644,000	
Developer Fee	2,066,700	
Contractor Income >		
Total Resources	69,630,100	

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.2 NEW ACTIVITIES

(a) Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

(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.

1. UA Demolition Disposition, RAD Conversion of Guadalupe Ranch Acres, a 52-unit Public Housing site in Guadalupe, Ca. In addition, the Housing Authority will be utilizing Demolition Disposition HUD Section 18 to transfer the subsidy from 9 units of Public Housing in Lompoc, Ca and 4 units of Public Housing Guadalupe, Ca. to this site to expand the unit count at the new Guadalupe Ranch Acres, a site which will be renamed and completely redeveloped to 80 units.

2. UA Demolition Disposition, RAD Conversion of Evans Park, a 150-unit Public Housing site in Santa Maria, Ca.

HACSB is actively considering various funding alternatives – outside the context of the public housing program in order to implement the demolition and new construction of these units.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.2 NEW ACTIVITIES

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.

HACSB anticipates constructing additional special needs developments in the three geographic locations within the PHAs jurisdiction. HACSB plans to use HCVs for approximately 430 new project-based vouchers (PBV), in addition to project-basing 68 VASH vouchers in locations identified below:

- 6 150 PBV vouchers at developments located in South Santa Barbara County;
- 6 100 PBV vouchers at developments located in the City of Santa Maria;
- 6 100 PBV vouchers at developments located in the Santa Ynez Valley;
- 6 50 PBV vouchers at developments located in the City of Lompoc;
- 6 30 PBV vouchers at developments located in Cuyama Valley;
- 6 30 VASH vouchers at developments located in South Santa Barbara County;
- 6 20 VASH vouchers at developments located in the Santa Ynez Valley;
- 6 18 VASH vouchers at developments located in the City of Santa Maria.

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B.2 - GOALS AND OBJECTIVES

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income and extremely low-income families for the next five years. (24 CFR §903.6(b)(1)).

PHA Goal: Expand the supply of assisted housing.

Objective: Increase housing choices for families and individuals.

PHA Goal: Improve the quality of assisted housing

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in public housing developments.

PHA Goal: Increase assisted housing choices.

Objective: Balance service delivery in all housing market areas.

The HACSB is actively pursuing opportunities to expand housing choices for families and individuals. The HACSB uses various tools to expand these opportunities including but not limited to the Demolition Disposition process, the Low-Income Housing Tax Credit Program (LIHTC) and other financing opportunities. The excellent reputation of the HACSB in terms of property rehabilitation and development enables it to explore a wider range of possibilities within Santa Barbara County. To that end, the HACSB has multiple projects planned or underway. They are as follows:

1. ~~K~~Guadalupe Ranch Acres: A Demolition Disposition, RAD Conversion of a 52-unit Public Housing site in Guadalupe, Ca. In addition, the Housing Authority will be utilizing Demolition Disposition HUD Section 18 to transfer the subsidy from 9 units of Public Housing in Lompoc, Ca. and 4 units of Public Housing Guadalupe, Ca. to this site to expand the unit count at the new Guadalupe Ranch Acres, a site which will be renamed Escalante Meadows and completely redeveloped to 80 units.
2. ~~K~~West Cox Cottages: New construction of 30 units in Santa Maria, Ca. These are factory-built homes for low income families and individuals. This development is currently under construction. Completion is expected in Spring 2021.
3. ~~K~~Parkside Garden Apartments: Rehabilitation of 48 units in Lompoc, Ca. The rehabilitation to enhance the site and amenities and upgrade dated building systems and units is currently underway. This project has been funded by Low Income Housing Tax Credits.

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4. I Cypress and 7th: A proposed development in Lompoc, Ca. This new development will be a 15-unit project targeted for homeless individuals. This project has been approved by the City of Lompoc and is moving forward.
5. I Central Plaza Apartments: Rehabilitation of 112 units in Santa Maria, Ca. This property is at the end of its tax credit compliance period and the tax credit investor has exited the limited partnership. We intend to apply for 4% tax credits and tax-exempt bonds to re-syndicate the property.
6. I Hollister Lofts: A proposed new development of 33 units of affordable permanent supportive housing in Goleta, Ca.
7. I Harry's House. A proposed 60-unit affordable housing development for seniors to include on-site intensive support services in Santa Ynez, Ca.
8. I Evans Park: A Demolition Disposition, RAD Conversion of a 150-unit Public Housing site in Santa Maria, Ca.
9. I Carpinteria Unified School District Property. Proposed new development of 41 affordable rental units and 132 market-rate rentals
10. Santa Barbara Metropolitan Transit District's (MTD) Land: Proposed New Construction of 59 units in the Goleta area of the County. MTD is considering HACSB's proposal.
11. Sagunto Place: Approved 23-unit new construction Project HomeKey for people with developmental disabilities and people experiencing homelessness in Santa Ynez, Ca.
12. B Street: Approved 15-unit Project HomeKey development. Conversion of office space to 15 permanent supportive housing units for people experiencing homelessness in Lompoc, Ca.
13. Thompson Park Apartments: A 31-unit development in Lompoc, Ca. Acquired in 2016. We are applying for 4% LIHTC and Tax-Exempt Bonds in 2021 to complete extensive rehabilitation.

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PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Promote equal housing opportunities.

HACSB conducts ongoing on-site fair housing training by professionals that is attended by all employees who are in direct contact with the public.

Other PHA Goal and Objective: Deter and eliminate program fraud.

HACSB initiated a mass-mailing to all HCV landlords and program participants that was designed to educate and encourage individuals to identify and report program fraud. Briefings were also revised to deter and eliminate fraud and encourage the timely reporting of suspected abuse. The HACSB investigates all instances of suspected program fraud using a variety of tools. Ongoing training of staff in fraud investigation is conducted.

PHA Goal: Provide an improved living environment.

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in HACSB housing developments.

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The HACSB partners with a multitude of organizations to provide many on-site supportive services to HACSB residents, including:

Count	Name of Partner / Service Provider	Service
1	Alliance for Pharmaceutical Access	Affordable Medications and Equipment / Assistance Referrals
2	Allan Hancock College	ESL, GED, and Community Adult Education Programs
3	ASES (After School & Safety Program)	After School Education and Safety Program
4	Be Well (formerly ADMHS)	Alcohol, Drugs and Mental Health Services
5	Boys and Girls Club of Lompoc	Leadership, Art, Sports, Recreation, Mentorship, Homework Assistance
6	Boys and Girls Clubs of the Central Coast	Leadership, Art, Sports, Recreation, Mentorship, Homework Assistance
7	CAC (Community Action Commission)	Food Programs, Senior Meal Lunch Programs, Childcare Headstart
8	Cal Fresh - Food Stamps	Food Assistance Program
9	CALM (Child Abuse Listening Mediation)	Counseling Therapy for Abused Children and Family
10	CCLC (Central Coast Literacy Council)	English Literacy and ESL Classes
11	CET (Center for Employment Training)	GED /Vocational Education and Training
12	Home for Good	Homeless and Newly Housed Collaborative Services
13	CHC (Community Health Centers)	Medical, Dental and Mental Health Services for Seniors & Families
14	Christ Lutheran Church / Trinity Lutheran Church	Health & Wellness, Nutrition, Skill Training - Communication & Conflict Resolution
15	CFPB (Consumer Financial Protection Bureau)	Financial Management, Credit Counseling, Homeownership Preparation and Training
16	CPC (Community Partners in Caring)	Senior Transportation Services & Volunteer Recruitment and Training
17	DVS (Domestic Violence Solutions)	Counseling, Awareness & Shelter Services for Woman & Children
18	Econ Alliance of Northern Santa Barbara County	Workforce, Financial and Literacy Initiative Workshops
19	EDD (Employment Development Department)	Employment / Job Listings & Resources
20	FDIC Money Smart Live or Online	Online or Live - Financial Education and Training
21	FSA (Family Service Agency)	Individual & Family Counseling Services and Parental Classes
22	Food Bank of Santa Barbara County	Free Nutritious Food & Food Programs for Residents
23	Generations On-line (GOL)	On-Line Computer Training for Senior Residents
24	Good Samaritan Services Inc.	Provide Support Services to the Homeless & Recently Housed
25	Goodwill Industries of Ventura and SB Counties	Vocational and Educational Opportunities for Employment & Job Services
26	Light and Life Church	Movie Nights and Interactive Discussions on Relationship Building
27	Lompoc Fire Department	Emergency Preparedness and Safety Education
28	Lompoc Police Department	Neighborhood Watch and Safety Education
29	Lompoc Valley Medical Center	Community Health Services and Senior Programs
30	Planned Parenthood	Health Screenings, Services and Community Education
31	Rona Barrett Foundation - Food Assistance	Free Nutritious Food & Food Programs for Residents
32	Rona Barrett Foundation - Resident Services	Provide Supportive Services and Case Management for Residents
33	Santa Barbara County Public Health Department	Health Screenings, Services and Community Education
34	Santa Barbara Neighborhood Clinics	Direct Health and Medical Services & Healthcare Evaluations
35	Santa Maria Fire Department	Emergency Preparedness and Safety Education
36	Santa Ynez Fire Department	Emergency Preparedness and Safety Education
37	SER Jobs for Progress, Inc.	GED /Vocational Education and Training
38	SYVPH (Santa Ynez Valley People Helping People)	Partnership Services for Food Distributions
39	Senior Connection Resources (HI-CAP / MediCare)	Senior Resource Link & Insurance Connections
40	TCRC (Tri-Counties Regional Center)	Reading Resource Materials for Children & Families, Little Free Libraries
41	TMHA (Transitions Mental Health Association)	Mental Health Services, Assistance & Support
42	United Way of Northern Santa Barbara County	Free Tax Preparation Assistance, and AmeriCorp Services for Veterans & Homeless
43	UCSB Writing Program	Computer Education & Basic Skills Training - Microsoft Office Suite & Internet Skills
44	VCCDC (Ventura County Development Corporation)	Financial Management, Credit Counseling, Homeownership Preparation and Training
45	VNHC (Visiting Nurse and Hospice Care)	Health & Hospices Services & Medical Equipment Lending
46	Workforce Investment Board - WRC / WIA - KRA	Employment Resource & Workforce Development
47	YMCA (Channel Islands)	Exercise Services for Seniors & Families

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PHA Goal: Promote self-sufficiency and asset development of families and individuals.

Objective: Create additional economic independence opportunities for families and individuals.

1	HACSB Case Management Services	Individual Intake and Referral for Services toward Self Sufficiency
2	HACSB Computer Education Assistance & Training	Computer Education & Basic Skills Training - Microsoft Office Suite & Internet Skills
3	HACSB Family Self Sufficiency	Section 8 PBV and HCV Self Sufficiency - Work / Savings Incentive Program
4	HACSB Literacy / READ 4 LIFE Program	Reading Literacy Program Sponsoring Mini-Libraries and Books
5	HACSB Resident Council / Volunteer Leadership	Leadership Education and Training for Adults
6	HACSB Resident Meetings / Trainings	Presentations and Outreach for Supportive Services w/ Refreshment & Door Prizes
7	HACSB Resident Newsletters & Outreach	Resident Services Quarterly Newsletters with Partnership Articles and Outreach
8	HACSB Special Events & Partnership Fairs	Community & Neighborhood Enrichment Activities and Outreach
9	HACSB Transportation / VAN	HACSB Van Provides Resident Transport to Off-Site Community Rooms for Services

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B.3 PROGRESS REPORT

Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2)).

Over the last year, the HACSB has been awarded an additional 52 Mainstream Vouchers in the Housing Choice Voucher (HCV) Program.

In 2019 the HACSB leased up 99 families that were previously homeless.

The Housing Choice Voucher (HCV) program is fully leased up.

In addition to the above, the HACSB has completed the following projects over the past 5 years:

1. FThe Golden Inn and Village Senior – 60 units; Santa Ynez, Ca., New F Construction, 2016. F
2. FThe Golden Inn and Village Family – 27 units; Santa Ynez, Ca., New F Construction, 2016. F
3. FThompson Park – 31 units; Lompoc, Ca., Acquisition/Light Rehab, 2016.
4. FPositano – 118 units; Goleta, CA., Acquisition, 2016. F
5. HomeBase on G – 39 units; Attained Ownership Interest, 2020. F
6. FThe Residences at Depot Street – 80 units; Santa Maria, Ca., New Construction, 2020.

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B.4 VIOLENCE AGAINST WOMEN ACT (VAWA) GOALS

Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3)).

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 the victim safety in assisted families (24 CFR §903.7(m)(5)).

The PHA partners with local law enforcement to determine the needs of the residents and community, working towards a mutual goal of ensuring and improving the safety of residents. The PHA has undertaken partnerships with local organizations to enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Measures taken by the PHA include:

- A Memorandum of Understanding (MOU) with the City of Santa Maria Police Department to provide security surveillance monitoring services
- Partnership with law enforcement to analyze crime statistics over time for crimes committed "in and around" public housing
- Installation of state-of-the-art digital surveillance systems (cameras) – connected with City of Lompoc Police Department
- Partnership with Domestic Violence Solutions to reach out to PHA residents and increase awareness within the community at resident meetings

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The PHA has developed policies and procedures to implement the requirements of VAWA. The victim or threatened victim of an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The PHA may terminate the assistance/tenancy to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. The PHA may honor court orders regarding the rights of access or control of the property and orders issued to protect the victim and to address the distribution or possession of property among household members where the family "breaks up". There is no limitation on the ability of the PHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence, or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the PHA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated". Any protections provided by law which give greater protection to the victim are not superseded by these provisions. The PHA may require certification by the victim of victim status on such forms as the PHA and/or HUD shall prescribe or approve.

- The PHA supports the goals of the VAWA Amendments and will comply with its requirements and will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
- An emergency transfer plan facilitates a move with continued assistance, by awarding health and safety preferences to qualifying participants threatened with imminent harm.
- The PHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- The PHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

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B.5 Significant Amendment or Modification.

Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

HACSB will submit significant amendment or modification based on the following criteria:

-) Changes to rent or admissions policies or organization of the waiting list;
-) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities;
-) Any other changes required by regulation.