

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Santa Barbara (HACSB)

PHA Number: CA076

PHA Fiscal Year Beginning: (mm/yyyy) 04/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Housing Authority of the City of Santa Barbara is a local public agency created under state law for the purpose of providing safe, decent, and quality affordable housing and support services to income eligible persons through a variety of federal, state, and private resources.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers
 - Reduce public housing vacancies
 - Leverage private or other public funds to create additional housing opportunities
 - Acquire or build units or developments
 - Other (list below)

- Initiate a ballot measure per Article XXXIV of the California Constitution asking Santa Barbara City voters to authorize additional publicly owned operated low rent housing units.
 - Expand HACSB's Rental Assistance Payments program (Section 8, Shelter + Care, etc.) by aggressively pursuing all federal, state, and local funding announcements and actively promote the participation of Santa Barbara rental property owners in said programs. HACSB shall achieve and sustain a utilization rate between 95% and 100% by March 31, 2004, in its tenant-based programs.
 - Continue to assist social service providers targeting special needs populations in developing affordable housing for their clients.
 - Explore and promote the development of downtown, high density, non-automobile dependent, below market rental housing opportunities for downtown employees that is targeted to those with household incomes at or below 80% of area median.
 - Complete, operate and eventually own the proposed 98 unit congregate care housing facility (1116 De La Vina St.) for Santa Barbara's very low income frail seniors.
- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score)
To maintain HACSB's current High Performer status
(Note: PHEMAP Score for FYE 3/31/1999 was 100%)
 - Improve voucher management
Achieve SEMAP scoring to maintain High Performer rating.
 - Increase customer satisfaction
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units
 - Demolish or dispose of obsolete public housing
 - Provide replacement public housing:
 - Provide replacement vouchers
 - Other: (list below)
Utilize Non-HUD replacement reserves and City Rental Housing Rehab Loan program to maintain and improve our Non-HUD housing units.

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program
 - Implement public housing or other homeownership programs
 - Implement public housing site-based waiting lists
 - Convert public housing to vouchers
 - Other: (list below)
 - Secure from HUD needed exception to voucher payment standard above 120%

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
 - Implement public housing security improvements
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Note: HACSB has a very high percentage of working families in all programs.
 - Provide or attract supportive services to improve assistance recipients' employability
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

- Continue to develop and promote strong working relationships with other social service providers so HACSB residents are identified and appropriately served.
- Promote a “we care attitude” to HACSB residents so that they feel secure in bringing their problems and concerns to us.
- Access all available federal, state, local and private resources for the delivery and enhancement of needed resident services.
- Establish educational, training and employment opportunities as the principal objectives in designing programs for assisting HACSB family residents.
- Promote and secure on-site support services for senior residents.
- Expand enrollment in HACSB’s Family Self-Sufficiency (FSS) program.
- Continue to develop, implement and coordinate a variety of recreational opportunities for HACSB residents.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

HACSB Additional Goal 1: Ensure that HACSB resources are utilized in an efficient, coordinated and results oriented manner.

- Utilize Commission and/or Staff ad-hoc subcommittees or task forces to address policy and administrative issues.
- Continue HACSB's high visibility and positive image through increased involvement by Commissioners and Staff in community issues and concerns.

HACSB Additional Goal 2: Preserve HACSB's sound fiscal position by monitoring expenditures and maintaining current revenues while seeking other revenue sources and enhancements that sustain current and future programs.

- Promote HACSB's fiscal stability by maintaining a healthy economic mix of lower income/eligible residents in our various housing programs.
- Advocate at the federal, state and local level for adequate funding for the operation and expansion of affordable housing programs.
- Charge other entities and housing providers for HACSB facilities, services and work products (e.g. staff time associated with the issuance of tax-exempt debt, the sale of proprietary software developed by HACSB, etc).
- Inform HACSB residents on the costs associated with operating subsidized housing so that the care of HACSB property is promoted and maintained.
- Increase the public's understanding of HACSB's operations and funding, i.e. HACSB is NOT a regular recipient of tax revenues as most public agencies nor does it receive HUD Operating Subsidy (PFS)

HACSB Additional Goal 3: Foster a work environment that values and encourages individual and team commitment to agency goals and objectives.

- Continue to review the method and manner in which we do our work to accomplish our stated mission and be open to change.
- Expand the involvement of all HACSB staff in the decision making process through regular staff meetings, task forces etc.
- Require management staff to continually monitor and update their annual management performance contract to maximize their management function.
- See that HACSB's mission and vision are understood by all staff and secure their commitment to the method and manner in which we do our work.
- Continue to provide training and educational opportunities for staff growth.

HACSB Additional Goal 4: Provide a safe and secure environment in the Housing Authority of the City of Santa Barbara.

- HACSB shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by March 31, 2004.
- HACSB shall continue to work closely with the local law enforcement agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
- HACSB shall reduce its evictions due to violations of criminal laws by 5% by March 31, 2004, through aggressive screening procedures.

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

See attachment A – filename: CA076a01

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment B: Admissions Policy for Deconcentration (CA076b01)
- Attachment D: FY 2000 Capital Fund Program Annual Statement (CA076d01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) N/A

Optional Attachments:

- Attachment C: PHA Management Organizational Chart (CA076c01)
- Attachment E: FY 2000 Capital Fund Program 5 Year Action Plan (CA076e01)
- Attachment F: Public Housing Drug Elimination Program (PHDEP) Plan (CA076f01)

- Attachment G Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (CA076g01)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>		Annual Plan: Eligibility, Selection, and Admissions
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing 1. PHA board certifications of compliance with Housing Act of 1937, as implemented in the 2/18/ <i>Quality Housing and Work Responsibility Act Initial</i> and any further HUD guidance) and income mixing analysis	Selection, and Admissions
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	<input type="checkbox"/> check here if included in Section 8	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

	(PHDEP Plan)	
<input checked="" type="checkbox"/>	under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	
	Other supporting documents (optional) (list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

by Family Type							
Family Type		Afford-ability		Quality	Access-	Size	Loca-
Income <= 30% of AMI		5	5		5	2	
Income >30% but <=50% of AMI		5	5		4	2	
Income >50% but <80% of AMI		5	5		3	2	
Elderly	3737		5	3		1	1
Disabilities	N/A		N/A	N/A		N/A	N/A
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Indicate year: 1995 (Year 200 Projection)
- U.S. Census data: the Comprehensive Housing Affordability Strategy
- American Housing Survey data
Indicate year: 1996
- Indicate year:
- UCSB Economic Forecast Project – March 1999

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families		Annual Turnover
Waiting list total			N/A
Extremely low	1845	65.15%	
(>30% but <=50% AMI)		24.96%	
Low income	227		
AMJ)			
Families with children		35.73%	
Elderly families		16.98%	
Families with	N/A	N/A	
(Non-Hispanic)		40.64%	
	1398		
Black		4.98%	
	101		
Asian or Pac.	41		
Characteristics by Bedroom Size (Public			
1BR		63.77%	
	901		
3 BR		3.85%	
	11		
5 BR		0.18%	
	N/A		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes:			
<input type="checkbox"/> No <input type="checkbox"/>			
Does the PHA permit specific categories of families onto the waiting list, even if			
<input type="checkbox"/> No <input type="checkbox"/>			

Housing Needs of Families on the Waiting List

Public Housing

	# of families	% of total families	
Waiting list total	3430		
Extremely low income <=30% AMI		58.05%	
Very low income AMI)	941		
Low income (>50% but <80%	443	12.92%	
children	1306		
Elderly families	657		
Families with Disabilities		N/A	
White	1406	40.99%	
	1754	51.14%	
	176	5.13%	
	51	1.49%	
	43	1.25%	
Housing Only)			
1BR		60.15%	
2 BR		33.50%	
3 BR		5.57%	
4 BR		0.55%	
5 BR		0.23%	
5+ BR			

Is the waiting list closed (select one)? No

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes

C. Strategy for Addressing Needs

Provide a brief 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line - *ongoing*
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units - *ongoing*
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction – *requires HUD action*
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - *Secure HUD approval of exception payment standard above 120%*

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Support efforts of non-profit housing providers via 501(c3) bond issues, grants, etc.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Complete and open HACSB's 98 unit LIHTC funded congregate care facility at 1116 De La Vina, Santa Barbara CA

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs - *ongoing*
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Support efforts of the City's Rental Mediation Task Force

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	0	
b) Public Housing Capital Fund	\$1,058,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,885,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	110,700.00	
g) Resident Opportunity and Self-Sufficiency Grants	45,000.00	
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
Other Federal Grants (list below)		
EDSS	20,700	public housing supportive services
Shelter Plus Care	336,000.00	
Rent Supplement 221/(D3)	216,000.00	SHIFCO operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Receipts	528,475.00	public housing capital improvement
Drug Elimination Receipts	36,900.00	public housing safety and security
3. Public Housing Dwelling Rental Income		
Rental Income	1,975,000.00	public housing operations
4. Other income (list below)		
Entrepreneurial Activities	50,000.00	public housing operations
Interest Income – Public Housing	65,000.00	public housing operations
Interest Income – Section 8 reserve	15,000.00	section 8 tenant-based assistance
Tenant Rent (SHIFCO)	359,000.00	SHIFCO operations
4. Non-federal sources (list below)		
N/A		
Total resources	\$15,700,775.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: *When a unit becomes available and the family is selected from the waiting list (within 60 days)*
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Credit Report

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (CLETS)

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list

- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
NONE

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence

Other preferences (select all that apply)

- 1 Veterans and veterans’ families
- 2 Residents who live and/or work in the jurisdiction
- Other preference(s) (list below)

- Witness Protection Program

- 2 Households not presently being assisted

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

HACSB web site

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
(To avoid any future concentrations that might occur)

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
1. *Previous landlord name, phone number and if the family was evicted.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- If the family experiences a grave medical emergency during the initial 60 day search period, they may be granted an extension.
- Due to the extreme low vacancy rate in our jurisdiction, families are routinely given an additional 60 days as long as they can provide evidence that due diligence was used in their search efforts during the initial 60 day period.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Rosenthal Grant Project applicants
 - Transitional housing programs
 - Families or person not currently receiving any housing assistance
 - Family in which a member has a grave medical condition that necessitates more suitable housing
 - Terminally ill applicants

Families meeting the needs of the City's rental rehabilitation program (24 CFR part 11)

Families being offered a voucher to facilitate the operation of the Housing Authority's programs and/or meet the special needs of the client.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence

Other preferences (select all that apply)

- 1 Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- 2 Rosenthal Grant Project applicants
- 2 Transitional housing programs
- 2 Families or person not currently receiving any housing assistance
- 2 Family in which a member has a grave medical condition that necessitates more suitable housing

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)
Radio
HACSB website: www.hacsb.org

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program.
- When the family would be evicted as a result of the imposition of the minimum rent requirement.
- When the income of the family has decreased because of changed circumstances, including loss of employment.
- When a death has occurred in the family.
- Other circumstances determined by HACSB or HUD.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) Non-apply

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200 per month
- Other (list below)
New source of income or when source of income changes

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Flat Rents set by HACSB for all PHA properties are as follows:

Bedroom Size	Amount
1	600
2	850
3	900
4	1100
5	1200

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

Vacancy rates within our jurisdiction and along the entire south coast of Santa Barbara county are currently at less than 1%. This extremely low vacancy factor has created market conditions that allow the landlords in the area to charge rents significantly higher than our HUD approved 120% exception of the FMR.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Ongoing examination of market condition

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program.
- When the family would be evicted as a result of the imposition of the minimum rent requirement.
- When the income of the family has decreased because of changed circumstances, including loss of employment.
- When a death has occurred in the family.
- Other circumstances determined by HACSB or HUD.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (See attachment C – CA076c01)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	492	5% to 10%
Section 8 Vouchers	998	N/A
Section 8 Certificates	494	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	F.U.P. 100 HOMELESS 25 (Included in totals above)	
Public Housing Drug Elimination Program (PHDEP)	492	
Other Federal Programs(list individually)		
Shelter + Care	67	15%
Rent Supplement 221/(D3) - SHIFCO	107	5%

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
HACSB ACOP, HACSB Maintenance Policy Manual
- (2) Section 8 Management: (list below)
HACSB Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) attachment D: CA076d01

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) attachment E: CA076e01

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families

or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Vista La Cumbre
1b. Development (project) number:	CA16-P076-014
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission:	<u>03/14/1997</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	36
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Prsidio Springs	
1b. Development (project) number: CA16-P076-07	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (03/14/1997)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 121	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description

1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06/01/1998

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)
Governor's 10% to 15% welfare-to-work initiative
TANF pre-employment training

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA (transition house set-aside)
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Summer Campership Program	100	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
Crossroads	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
GreenNet Project	70	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
National McGruff House Program	70	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
Community Oriented Policing	N/A	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
Anti-Domestic Violence Workshops	20 per workshop	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
Supportive Services for Disabled	52	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
College Bound	119	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
C.N.A Training	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Section 8</i>
Foreign Credential Evaluation	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Section 8</i>
Adult Literacy Programs	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Section 8</i>
Westside Boys & Girls Club After School Care	24	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Family Opportunity Center	200	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Americorp Veterans Program	80	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Computer Training for Adults/Youth	20 per workshop	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Access Program	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
G.E.D Programs	N/A	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
ESL – Adult ED	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Career Evaluation	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Budget/Credit Counseling – Consumer Credit Counseling	20 per quarter	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>

Investment Counseling – Sun	20 per workshop	Targeted selection	PHA main office	Both
Childcare – Lic. And training	20	Targeted selection	PHA main office	Both
Health Families Program	56	Targeted selection	PHA main office	Both
Entrepreneurial Workshops – Women’s Economic Ventures	20	Targeted selection	PHA main office	Both
Legal Counseling – Legal Aid	20	Targeted selection	PHA main office	Both
Family Literacy Program	20	Targeted selection	PHA main office	Both
Mobile Meals	33	Targeted selection	PHA main office	Both
Senior Health Screening	14 per month	Targeted selection	PHA main office	Both
Senior Lunch programs	60	Targeted selection	PHA main office	Public housing
Transportation-Grocery Store trips	11	Targeted selection	PHA main office	Public housing
Senior Case Management	78	Targeted selection	PHA main office	Both
Senior Art Program	6	Targeted selection	PHA main office	Both
Brown Bag Program	57	Targeted selection	PHA main office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 09/01/1999)
Public Housing	N/A	N/A
Section 8	356	143

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

- Wilson Cottages
- Elise Way
- Sycamore Gardens
- Casitas Castillo
- Monteria Village

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

- Wilson Cottages
- Elise Way
- Sycamore Gardens
- Casitas Castillo
- Monteria Village

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- Wilson Cottages
- Elise Way
- Sycamore Gardens
- Casitas Castillo
- Monteria Village

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment F: CA075f01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?_____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) Attachment G: CA076g01
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
 List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)
 Solicited interest from all residents. Appointments made by the Mayor of the City of Santa Barbara with City Council concurrence per California state law. (requires that two of the seven member board be residents – one who must be 62 years of age or older).
- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)
Mayor & city council

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *City of Santa Barbara*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 706-98 FFY of Grant Approval: (04/1998)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$95,450
4	1410 Administration	95,450
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	89,150
8	1440 Site Acquisition	0
9	1450 Site Improvement	172,750
10	1460 Dwelling Structures	311,200
11	1465.1 Dwelling Equipment-Nonexpendable	20,000
12	1470 Nondwelling Structures	87,500
13	1475 Nondwelling Equipment	41,000
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	4,000
18	1498 Mod Used for Development	
19	1502 Contingency	38,087
20	Amount of Annual Grant (Sum of lines 2-19)	\$954,507
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-Wide PHA-Wide PHA-Wide PHA-Wide	STAFF TRAINING TRAINEE/HELPER PROGRAM RESIDENT MAINT. EDUCATION PROGRAM	1408.12.7500 1408.14.7500 1408.	\$2,150 51,200

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA
EXECUTIVE SUMMARY OF THE
AGENCY ANNUAL PLAN (FYE 2000) AND 5-YEAR PLAN (FYE 2000-2004)

The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to set forth in their Annual Plan an assessment of housing needs in their respective jurisdictions based on current studies and an analysis of their waiting list. In addition, California law requires local housing authorities to state how they intend to help address housing needs in their area of operation.

Before addressing the specific housing issues and needs within our jurisdiction (specifically the City of Santa Barbara and the South Coast in general), it is important that we first identify the general housing market conditions along with the current economic climate of our region. Santa Barbara County has two very distinct housing markets. The North County (cities of Santa Maria, Buellton, Lompoc, Guadalupe and the Orcutt area) and South County (the cities of Santa Barbara, Carpinteria and the Goleta, Montecitio and Isla Vista areas). While the populations, as well as the number of housing units are almost equally divided amongst North & South County, rental housing costs in the South County are more than twice what they are in the North County, and for sale housing is over three times the cost of dwelling units in the North County.

The South Coast of Santa Barbara County, the region in which our jurisdiction is situated, enjoys a beautiful environment bordered by mountains and seashore, with clean air and a temperate climate. Unfortunately, this beautiful environment coupled with a robust economy and limited land suitable for new development, creates extreme pressure on the cost of housing as well as supply. In short, both our lower income and middle class residents are paying a very high price to live here. Housing costs in our region are among the highest in the nation and vacancy rates are among the lowest. In fact, less than half of the county's families can buy a home making the region the 14th least affordable market in the nation. The county's median family income of \$52,100 (only \$4,000 more than the national median income) coupled with the median price of a home of \$243,353 in 1998, makes being a homeowner tough, if not impossible. Looking specifically at the South Coast region, the median home price is now \$490,000.

In general, the last 24 months have brought unprecedented growth in all sectors of the South Coast region of Santa Barbara County. With respect to housing costs, the 1990 census showed that 33% (or 10,641) of renter households in the City of Santa Barbara paid more than 30% of their income for rent. The percentage of renter households who have excessive rent burdens, is now anticipated to be closer to 40%. Further compounding the problem of affordability in rental housing in Southern Santa Barbara County, the vacancy rate is extremely low. A recent quarterly survey conducted by RealFacts puts the vacancy rate at less than 1%.

Average new rents for apartments and houses on the South Coast jumped 21.7 percent between March 1998 and March 1999, with a similar increase the year prior according to the “1999 Economic Outlook” study prepared by the U.C. Santa Barbara Economic Forecast Project. The study’s annual News-Press rental housing survey showed an increase in average apartment rents (recent movers) in the Santa Barbara–Goleta area from \$1,620/ month in March of 1998 to \$1,973/month in March of 1999.

Census data also shows that from 1980 to 1990, the number of overcrowded units in the City of Santa Barbara has more than doubled. In 1980, 6.9% (or 1,310) of renter occupied units were overcrowded. In 1990, this figure had risen to 15.3% (or 3,041) of renter-occupied units. As for owner-occupied units, overcrowding during the same ten-year span had increased an estimated 21%, from 476 owner-occupied units, to 605. Today, these numbers for both categories are anticipated to be even higher.

Using our local jurisdiction’s Consolidated Plan, along with internal information from our database of applicants and tenants, and other studies such as the Economic Outlook Forecast project, we have determined that there is a significant need for additional affordable housing resources in our community. The “Housing Needs” section of our annual plan details those needs. The goals and objectives for satisfying those needs are detailed in the 5-year plan.

Both the Annual Plan and the 5-year Plan outline a comprehensive approach towards our agency’s goals and objectives, and are consistent with the Consolidated Plan.



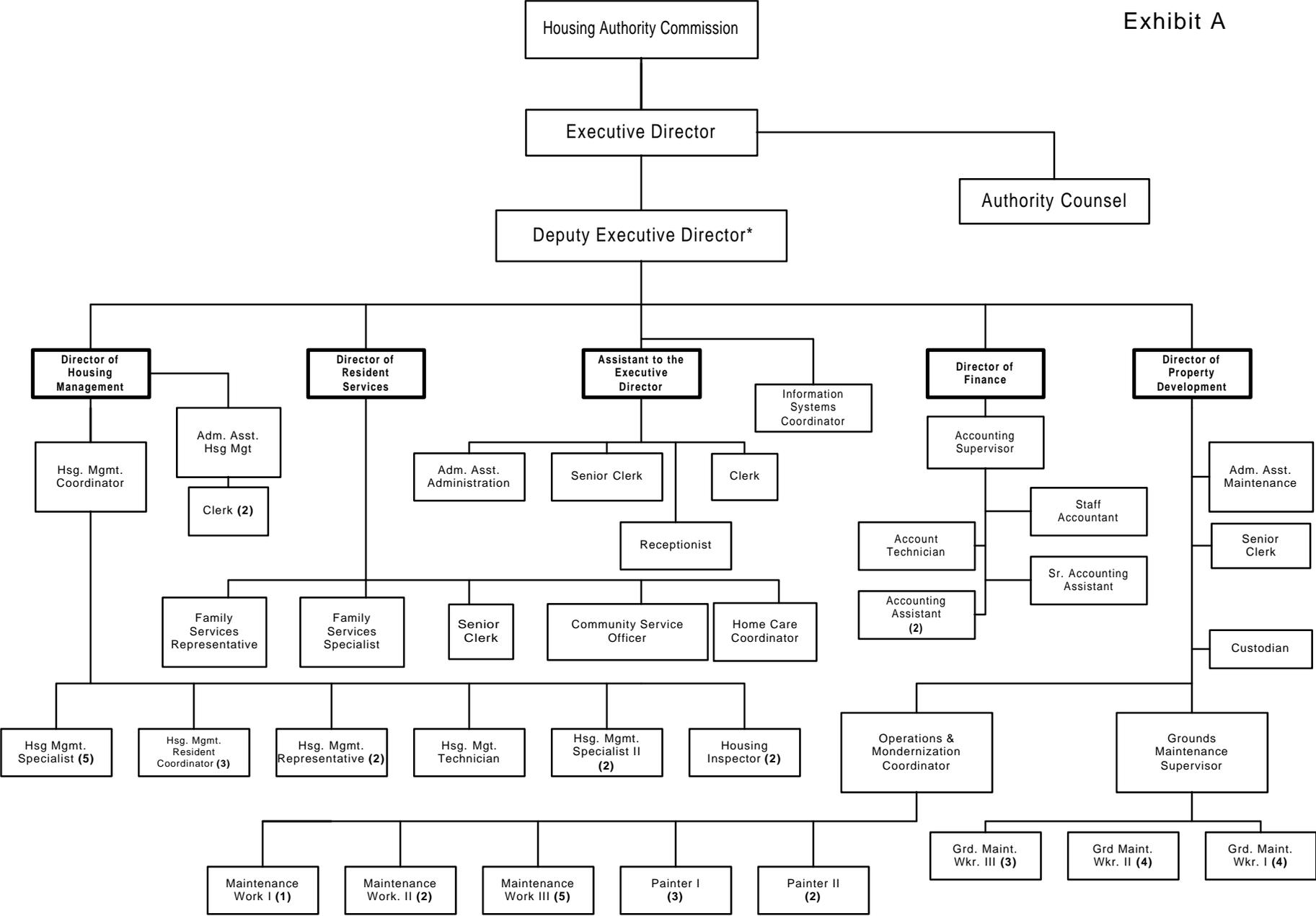
**Housing Authority of the City of Santa Barbara
Admissions Policy for Deconcentration
Section J – Chapter 4 of HACSB’s ACOP**

Objectives: It is the policy of this Authority to avoid concentrations of the most economically and socially disadvantaged in any one or all of the Authority’s projects and buildings within said projects and to house families with a broad range of incomes, representative of the range of incomes of low-income families in the area of operation, and with rent paying ability sufficient to achieve financial stability of the HUD-aided housing units.

Tenant Selection: As among eligible families of the size and composition appropriate to available dwelling units and within the established ranges of rent, the tenants shall be selected on the basis of the preferences. To implement and achieve the objectives, the Housing Authority shall (1) select the household highest on the waiting list appropriate for the available unit (i.e. family and unit size must match); (2) the next available unit shall be offered to the household next on the waiting list whose income is such that a broad range of income is achieved, note that skipping on the waiting list may occur; (3) following this, the next available unit will be offered to the household highest on the waiting list appropriate for the available unit. This process of highest on the waiting list, to broad range of income, to back again, shall be repeated on an ongoing basis.

In each fiscal year at least 40 percent of the families admitted to public housing must have incomes that do not exceed 30 percent

of the area median income. Other admissions must be at or below 80 percent of the area median income. [Reference 24 CFR 5.607]



* Position Vacant - Unfunded

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 Part I: Summary

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: **Housing Authority of the City of Santa Barbara** Comp Grant Number: **707-99** FFY of Grant Approval: **1999**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance & Evaluation Report for Program Year Endin
 Final Performance & Evaluation Report

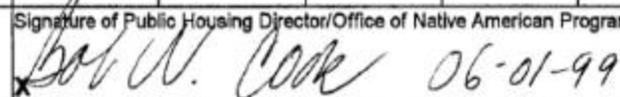
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 OPERATIONS (n.t.e. 10% of line 19)				
3	1408 MANAGEMENT IMPROVEMENTS	\$105,840			
4	1410 ADMINISTRATION	\$105,840			
5	1411 AUDIT	\$0			
6	1415 LIQUIDATED DAMAGES	\$0			
7	1430 FEES AND COSTS	\$143,100			
8	1440 SITE ACQUISITION	\$0			
9	1450 SITE IMPROVEMENTS	\$301,050			
10	1460 DWELLING STRUCTURES	\$286,800			
11	1465.1 DWELLING EQUIPMENT	\$22,000			
12	1470 NONDWELLING STRUCTURES	\$2,200			
13	1475 NONDWELLING EQUIPMENT	\$43,200			
14	1485 DEMOLITION	\$0			
15	1490 REPLACEMENT RESERVE	\$0			
16	1495.1 RELOCATION COSTS	\$4,440			
17	1498 MOD USED FOR DEVELOPMENT	\$0			
18	1502 CONTINGENCY (n.t.e. 8% of line 19)	\$44,003			
19	Amount of Grant (Sum of lines 2-18)	\$1,058,473			
20	Amount of line 19 Related to LBP Activity				
21	Amount of line 19 Related to 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Cons.				

Signature of Executive Director and Date: *Robert S. Kuro* 4/27/99 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: *Don W. Cook* 06-01-99 JUN 11 1999

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)			
PHA-Wide	STAFF TRAINING	1408.12.7700	55 staff	\$2,350				
PHA-Wide	TRAINEE/HELPER PROGRAM	1408.14.7700	8 trainees	\$56,800				
PHA-Wide	RESIDENT MAINT. EDUCATION PROGRAM	1408.16.7700	n/a	\$3,100				
PHA-Wide	PREVENTIVE MAINT. PROGRAM	1408.18.7700	n/a	\$1,780				
PHA-Wide	COMPUTER SOFTWARE	1408.20.7700	9	\$11,900				
PHA-Wide	RESIDENT INITIATIVES	1408.xx.7700	492 units	\$27,200				
PHA-Wide	RES COUNCIL COSTS	1408.xx.7700	"	\$2,710				
PHA-Wide	ETC.	1408.xx.7700	"					
	1408 SUBTOTAL	1408		\$105,840				
PHA-Wide	ADMIN.	1410.01.7700	pro-rate	\$83,530				
PHA-Wide	"	1410.04.7700	"	\$220				
PHA-Wide	"	1410.09.7700	"	\$19,420				
PHA-Wide	"	1410.10.7700	"	\$0				
PHA-Wide	"	1410.12.7700	"	\$110				
PHA-Wide	"	1410.16.7700	"	\$800				
PHA-Wide	"	1410.19.7700	"	\$1,760				
	1410 SUBTOTAL	1410		\$105,840				
76-02	ARCHITECTURE (contract)	1430.01.77xx	n/a	\$70,000				
76-10	"	1430.01.77xx	"	incl. above				
76-12	"	1430.01.77xx	"	incl. above				
76-14	"	1430.01.77xx	"	incl. above				
76-xx	TESTS (contract)	1430.02.77xx	"	\$1,100				
76-02	PERMIT FEES	1430.06.77xx	"	\$6,000				
76-xx	"	1430.06.77xx	"	incl. above				
76-xx	"	1430.06.77xx	"	incl. above				
76-02	INSPECTION COSTS (FA & contract)	1430.07.7702	"	\$66,000				
76-03	"	1430.07.7703	"	incl. above				
76-10	"	1430.07.7710	"	incl. above				
76-14	"	1430.07.7714	"	incl. above				
76-15	"	1430.07.7715	"	incl. above				
76-23	"	1430.07.7723	"	incl. above				
	1430 SUBTOTAL	1430		\$143,100				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
 4/27/99				 06-01-99 JUN 17 1999				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Number/Name HA-wide	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)			
76-02	PATIOS/DRAINAGE/TOT-LOT (FA & C)	1450.10.7702	42 units	\$27,750				
76-04	SITE UPGRADE/TRASH ENCL (FA & C)	1450.10.7704	18 units	\$11,100				
76-07	DRAINAGE/LIGHTING/FENCING (FA & C)	1450.10.7707	122 units	\$26,600				
76-10	DRAINAGE/LIGHTING/FENCING (FA & C)	1450.10.7710	46 units	\$1,100				
76-13	SITE REHAB/PAVING/CURBS (FA & C)	1450.10.7713	18 units	\$9,500				
76-15	SITE REHAB (FA & C)	1450.10.7715	10 units	\$225,000				
	1450 SUBTOTAL	1450		\$301,050				
76-02	GENERAL REHAB (FA & C)	1460.10.7702	42 units	\$50,000				
76-03	BATHROOMS & REHAB (FA & C)	1460.10.7703	18 units	\$3,300				
76-04	GENERAL REHAB (FA & C)	1460.10.7704	18 units	\$6,600				
76-05	GENERAL REHAB (FA & C)	1460.10.7705	8 units	\$3,300				
76-06	KITCHENS/GENERAL REHAB (FA & C)	1460.10.7706	16 units	\$8,900				
76-07	GENERAL REHAB (FA&C)	1460.10.7707	122 units	\$40,000				
76-10	GENERAL REHAB & ROOF (FA & C)	1460.10.7710	46 units	\$50,000				
76-12	GENERAL REHAB (FA & C)	1460.10.7712	10 units	\$2,200				
76-13	GENERAL REHAB (FA & C)	1460.10.7713	18 units	\$26,000				
76-14	GENERAL REHAB (FA & C)	1460.10.7714	78 units	\$27,500				
76-15	GENERAL REHAB (FA & C)	1460.10.7715	10 units	\$44,400				
76-17	GENERAL REHAB (FA & C)	1460.10.7717	17 units	\$3,300				
76-19	GENERAL REHAB (FA & C)	1460.10.7719	24 units	\$3,300				
76-21	GENERAL REHAB (FA & C)	1460.10.7715	10 units	\$7,500				
76-23	GENERAL REHAB (FA & C)	1460.10.7723	10 units	\$7,200				
76-25	GENERAL REHAB (FA & C)	1460.10.7725	4 units	\$3,300				
	1460 SUBTOTAL	1460		\$286,800				
76-xx	APPLIANCES	1465.01.7700	40 units	\$22,000				
76-10	RESIDENT SERVICES REHAB	1470.10.4710	1 unit	\$2,200				
	1470 SUBTOTAL	1470		\$2,200				
76-00	OFFICE EQUIP.	1475.01.7700	n/a	\$18,800				
76-00	COMMUNITY EQUIP.	1475.03.7700	n/a	\$2,200				
76-00	VEHICLES	1475.07.7700	1 vehicle	\$22,200				
	1475 SUBTOTAL	1475		\$43,200				

Signature of Executive Director & Date:

X *Robert S. Jensen*

4/27/99

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X *Bob W. Cook*

06-01-99

JUN 17 1999

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 Part II: Supporting Pages

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Number/Name HA-wide	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)			
76-00	RELO	1495.0x.7700	n/a	\$4,440				
76-xx	MOD USED FOR DEVELOPMENT	1498.01.77xx		\$0				
76-xx	CONTINGENCY	1502.00.7700		\$44,003				
TOTALS				\$1,058,473				
NET REVISION								
Signature of Executive Director & Date: <i>Robert S. Hunter</i> 4/27/99				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: <i>Bob W. Cook</i> 06-01-99 JUN 17 1999				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule

Development Number/Name HA-wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide 1408 Mgmt Needs	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
PHA-Wide 1410 Admin	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
PHA-Wide 1430 PHA-Wide	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-02 1450/1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-03 1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-04 1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-05 1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-06 1450/1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-07 1450/1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-10	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-12	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-13 1450/1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-14 1450	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-15 1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
-17&19 1450/14	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-21 1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-25 1460	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-27 1450	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			
76-07 1470	2nd quarter '01 (03/31/2001)			4th quarter '02 (09/30/2002)			

Signature of Executive Director & Date:

X *Robert J. Kurok* 4/27/99

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X *Bob W. Cook* 06-01-99 JUN 17 1999

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Five Year Action Plan
Part I: Summary
Comprehensive Grant Program (CGP)

RECEIVED
 JUN 08 1999
 Public Housing Division

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: Housing Authority of the City of Santa Barbara		Locality: (City/County & State) Santa Barbara, CA		[X] Original [] Revision No.		
A. Development Number/Name	Work Stmt. for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000	Work Statement for Year 3 FFY: 2001	Work Statement for Year 4 FFY: 2002	Work Statement for Year 5 FFY: 2003	
76-02 Scattered Sites (FA & C)	See Annual Statement	88,700	308,300	71,600	31,000	
76-03 Soledad (FA & C)				33,300		
76-04 Meigs Road (FA & C)				46,600		
76-05 Scattered Sites (FA & C)				17,700		
76-06 Elise Way (FA & C)		41,000				
76-07 Presidio Springs (FA & C)		75,400		277,200	22,800	
76-10 Presidio Gardens (FA & C)		70,000		54,300	73,300	24,400
76-13 Scattered Sites (FA & C)		64,300				
76-14 Scattered Sites (FA & C)					31,000	
76-15 Hoit Gardens (FA & C)					77,600	50,000
76-17 Casa Castillo (FA & C)				11,100		24,400
76-19 Via Diego (FA & C)		10,600				61,000
76-21 Sycamore Gardens (FA & C)		42,100		79,400		
76-23 Scattered Sites (FA & C)		16,600				
76-25 Pico/Salsipuedes (FA & C)				33,300		
76-27 82 N. La Cumbre (FA & C)				33,200		
PHA Wide - Dwelling Equipment			22,200	22,200	24,400	24,400
PHA Wide - Contingency			42,700	42,700	42,700	42,600
B. Physical Improvements Subtotal		473,600	584,500	695,400	280,600	
C. Management Improvements		105,840	105,840	105,840	105,840	
D. HA-Wide Nondwelling Structures and Equipment		45,400	45,400	45,400	45,400	
E. Administration		105,840	105,840	105,840	105,840	
F. Other (Fees/Costs/Relo)		105,793	105,793	105,993	105,793	
G. Operations		0	0	0	0	
H. Demolition		0	0	0	0	
I. Replacement Reserve		0	0	0	0	
J. Mod Used for Development		222,000	111,100		415,000	
K. Total CGP Funds		1,058,473	1,058,473	1,058,473	1,058,473	
L. Total Non-CGP Funds						
M. Grand Total		\$1,058,473	\$1,058,473	\$1,058,473	\$1,058,473	

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Robert G. Pearson
 for ROBERT G. PEARSON 6/7/99

Robert Cook
 06-01-99 JUN 17 1999

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000			Work Statement for Year 3 FFY: 2001			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	76-02 Scattered Sites: Patio replacement & General rehab	42 units	88,700	76-02 Scattered Sites: Ongoing vacancy rehabs & Major site rehabs	42 units	308,300	
	76-06 Elise Way Ongoing vacancy rehab & interior rehab	16 units	41,000	76-07 Presidio Springs Ongoing vacancy rehab & Sidewalk replacement	122 units	54,300	
	76-07 Presidio Springs Ongoing vacancy rehab & fence replacement	122 units	75,400	76-17 Casa Castillo Ongoing vacancy rehab & minor site rehab	17 units	11,100	
	76-10 Presidio Gardens Ongoing vacancy rehab & Roof replacement Site drainage & Patio upgrades	46 units	70,000	76-21 Sycamore Lane Exterior rehab	20 units	79,400	
	76-13 San Pascual & De La Vina Site rehab & General building rehab/lead abatement	14 units	64,300	76-25 Pico/Salsipuedes Site rehab & General building rehab	4 units	33,300	
	76-19 Via Diego Ongoing vacancy rehab	24 units	10,600	76-27 82 N. La Cumbre Site work & tot lot	11 units	33,200	
	76-21 Sycamore Lane Complete kitchen rehab	20 units	42,100				
	76-23 Victoria & Voluntario Streets General rehab	15 units	16,600				
	PHA-Wide Dwelling equipment (appliances)	n/a	22,200	PHA-Wide Dwelling equipment (appliances)	n/a	22,200	
	Contingency	n/a	42,700	Contingency	n/a	42,700	
Note: Vacancy rehabs consist of plumbing fixture replacement, countertop replacement, floors, etc. as necessary, so as to avoid relocation by rehab.			Note: Vacancy rehabs consist of plumbing fixture replacement, countertop replacement, floors, etc. as necessary, so as to avoid relocation by rehab.				
Subtotal of Estimated Cost			\$473,600	Subtotal of Estimated Cost			\$584,500

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 4 FFY: 2002			Work Statement for Year 5 FFY: 2003			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	76-02 Scattered Sites: Ongoing vacancy rehab	42 units	71,600	76-02 Scattered Sites: Ongoing vacancy rehabs	42 units	31,000	
	76-03 Soledad General building rehab	15 units	33,300	76-07 Presidio Springs Ongoing vacancy rehab & Sidewalk replacement	122 units	22,800	
	76-04 Meigs Road General rehab	18 units	46,600	76-10 Presidio Gardens Ongoing vacancy rehab Site drainage & Patio upgrades	46 units	24,400	
	76-05 Scattered Sites Ongoing vacancy & Kitchen rehab	8 units	17,700	76-15 Hoit Gardens Site rehab & General building rehab	10 units	50,000	
	76-07 Presidio Springs Ongoing vacancy rehab & Roof replacement	122 units	277,200	76-17 Casa Castillo Heaters @ 2nd floor	17 units	24,400	
	76-10 Presidio Gardens Ongoing vacancy rehab & Roof replacement	46 units	73,300	76-19 Via Diego Heaters @ 2nd floor & Fencing relocation	24 units	61,000	
	76-14 Scattered Sites General rehab & ongoing vacancies	78 units	31,000	PHA-Wide Dwelling equipment (appliances)	n/a	24,400	
	76-15 Hoit Gardens General building rehab	10 units	77,600	Contingency	n/a	42,600	
	PHA-Wide Dwelling equipment (appliances)	n/a	24,400	Note: Vacancy rehabs consist of plumbing fixture replacement, countertop replacement, floors, etc. as necessary, so as to avoid relocation by rehab.			
	Contingency	n/a	42,700				
		Subtotal of Estimated Cost		\$695,400	Subtotal of Estimated Cost		\$280,600

Five Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000			Work Statement for Year 3 FFY: 2001 Are you there Dave?!			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Staff Training	55 staff	2,500	Staff Training	55 staff	2,500	
	Trainee/Helper Program	8 trainees	56,800	Trainee/Helper Program	8 trainees	56,800	
	Resident Maintenance Training Program	n/a	3,100	Resident Maintenance Training Program	n/a	3,100	
	Preventive Maintenance Program	n/a	1,700	Preventive Maintenance Program	n/a	1,700	
	Computer Software	n/a	11,800	Computer Software	n/a	11,800	
	Resident Initiatives	492 units	27,200	Resident Initiatives	492 units	27,200	
	Resident Council Costs	492 units	2,740	Resident Council Costs	492 units	2,740	
Subtotal of Estimated Cost			\$105,840	Subtotal of Estimated Cost			\$105,840

Five Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 4 FFY: 2002			Work Statement for Year 5 FFY: 2003			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Staff Training	55 staff	2,500	Staff Training	55 staff	2,500	
	Trainee/Helper Program	8 trainees	56,800	Trainee/Helper Program	8 trainees	56,800	
	Resident Maintenance Training Program	n/a	3,100	Resident Maintenance Training Program	n/a	3,100	
	Preventive Maintenance Program	n/a	1,700	Preventive Maintenance Program	n/a	1,700	
	Computer Software	n/a	11,800	Computer Software	n/a	11,800	
	Resident Initiatives	492 units	27,200	Resident Initiatives	492 units	27,200	
	Resident Council Costs	492 units	2,740	Resident Council Costs	492 units	2,740	
Subtotal of Estimated Cost			\$105,840	Subtotal of Estimated Cost			\$105,840

Five Year Action Plan
Part I: Summary
Comprehensive Grant Program (CGP)

RECEIVED
 JUN 08 1999
 Public Housing Division

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: Housing Authority of the City of Santa Barbara		Locality: (City/County & State) Santa Barbara, CA		[X] Original [] Revision No.		
A. Development Number/Name	Work Stmt. for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000	Work Statement for Year 3 FFY: 2001	Work Statement for Year 4 FFY: 2002	Work Statement for Year 5 FFY: 2003	
76-02 Scattered Sites (FA & C)	See Annual Statement	88,700	308,300	71,600	31,000	
76-03 Soledad (FA & C)				33,300		
76-04 Meigs Road (FA & C)				46,600		
76-05 Scattered Sites (FA & C)				17,700		
76-06 Elise Way (FA & C)		41,000				
76-07 Presidio Springs (FA & C)		75,400		277,200	22,800	
76-10 Presidio Gardens (FA & C)		70,000		54,300	73,300	24,400
76-13 Scattered Sites (FA & C)		64,300				
76-14 Scattered Sites (FA & C)					31,000	
76-15 Hoit Gardens (FA & C)					77,600	50,000
76-17 Casa Castillo (FA & C)				11,100		24,400
76-19 Via Diego (FA & C)		10,600				61,000
76-21 Sycamore Gardens (FA & C)		42,100		79,400		
76-23 Scattered Sites (FA & C)		16,600				
76-25 Pico/Salsipuedes (FA & C)				33,300		
76-27 82 N. La Cumbre (FA & C)				33,200		
PHA Wide - Dwelling Equipment			22,200	22,200	24,400	24,400
PHA Wide - Contingency		42,700	42,700	42,700	42,600	
B. Physical Improvements Subtotal		473,600	584,500	695,400	280,600	
C. Management Improvements		105,840	105,840	105,840	105,840	
D. HA-Wide Nondwelling Structures and Equipment		45,400	45,400	45,400	45,400	
E. Administration		105,840	105,840	105,840	105,840	
F. Other (Fees/Costs/Relo)		105,793	105,793	105,993	105,793	
G. Operations		0	0	0	0	
H. Demolition		0	0	0	0	
I. Replacement Reserve		0	0	0	0	
J. Mod Used for Development		222,000	111,100		415,000	
K. Total CGP Funds		1,058,473	1,058,473	1,058,473	1,058,473	
L. Total Non-CGP Funds						
M. Grand Total		\$1,058,473	\$1,058,473	\$1,058,473	\$1,058,473	

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Robert G. Pearson
 ROBERT G. PEARSON 6/7/99

Robert Cook
 06-01-99 JUN 17 1999

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000			Work Statement for Year 3 FFY: 2001			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	76-02 Scattered Sites: Patio replacement & General rehab	42 units	88,700	76-02 Scattered Sites: Ongoing vacancy rehabs & Major site rehabs	42 units	308,300	
	76-06 Elise Way Ongoing vacancy rehab & interior rehab	16 units	41,000	76-07 Presidio Springs Ongoing vacancy rehab & Sidewalk replacement	122 units	54,300	
	76-07 Presidio Springs Ongoing vacancy rehab & fence replacement	122 units	75,400	76-17 Casa Castillo Ongoing vacancy rehab & minor site rehab	17 units	11,100	
	76-10 Presidio Gardens Ongoing vacancy rehab & Roof replacement Site drainage & Patio upgrades	46 units	70,000	76-21 Sycamore Lane Exterior rehab	20 units	79,400	
	76-13 San Pascual & De La Vina Site rehab & General building rehab/lead abatement	14 units	64,300	76-25 Pico/Salsipuedes Site rehab & General building rehab	4 units	33,300	
	76-19 Via Diego Ongoing vacancy rehab	24 units	10,600	76-27 82 N. La Cumbre Site work & tot lot	11 units	33,200	
	76-21 Sycamore Lane Complete kitchen rehab	20 units	42,100				
	76-23 Victoria & Voluntario Streets General rehab	15 units	16,600				
	PHA-Wide Dwelling equipment (appliances)	n/a	22,200	PHA-Wide Dwelling equipment (appliances)	n/a	22,200	
	Contingency	n/a	42,700	Contingency	n/a	42,700	
Note: Vacancy rehabs consist of plumbing fixture replacement, countertop replacement, floors, etc. as necessary, so as to avoid relocation by rehab.			Note: Vacancy rehabs consist of plumbing fixture replacement, countertop replacement, floors, etc. as necessary, so as to avoid relocation by rehab.				
Subtotal of Estimated Cost			\$473,600	Subtotal of Estimated Cost			\$584,500

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 4 FFY: 2002			Work Statement for Year 5 FFY: 2003			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	76-02 Scattered Sites: Ongoing vacancy rehab	42 units	71,600	76-02 Scattered Sites: Ongoing vacancy rehabs	42 units	31,000	
	76-03 Soledad General building rehab	15 units	33,300	76-07 Presidio Springs Ongoing vacancy rehab & Sidewalk replacement	122 units	22,800	
	76-04 Meigs Road General rehab	18 units	46,600	76-10 Presidio Gardens Ongoing vacancy rehab Site drainage & Patio upgrades	46 units	24,400	
	76-05 Scattered Sites Ongoing vacancy & Kitchen rehab	8 units	17,700	76-15 Hoit Gardens Site rehab & General building rehab	10 units	50,000	
	76-07 Presidio Springs Ongoing vacancy rehab & Roof replacement	122 units	277,200	76-17 Casa Castillo Heaters @ 2nd floor	17 units	24,400	
	76-10 Presidio Gardens Ongoing vacancy rehab & Roof replacement	46 units	73,300	76-19 Via Diego Heaters @ 2nd floor & Fencing relocation	24 units	61,000	
	76-14 Scattered Sites General rehab & ongoing vacancies	78 units	31,000	PHA-Wide Dwelling equipment (appliances)	n/a	24,400	
	76-15 Hoit Gardens General building rehab	10 units	77,600	Contingency	n/a	42,600	
	PHA-Wide Dwelling equipment (appliances)	n/a	24,400	Note: Vacancy rehabs consist of plumbing fixture replacement, countertop replacement, floors, etc. as necessary, so as to avoid relocation by rehab.			
	Contingency	n/a	42,700				
		Subtotal of Estimated Cost		\$695,400	Subtotal of Estimated Cost		\$280,600

Five Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000			Work Statement for Year 3 FFY: 2001 Are you there Dave?!			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Staff Training	55 staff	2,500	Staff Training	55 staff	2,500	
	Trainee/Helper Program	8 trainees	56,800	Trainee/Helper Program	8 trainees	56,800	
	Resident Maintenance Training Program	n/a	3,100	Resident Maintenance Training Program	n/a	3,100	
	Preventive Maintenance Program	n/a	1,700	Preventive Maintenance Program	n/a	1,700	
	Computer Software	n/a	11,800	Computer Software	n/a	11,800	
	Resident Initiatives	492 units	27,200	Resident Initiatives	492 units	27,200	
	Resident Council Costs	492 units	2,740	Resident Council Costs	492 units	2,740	
Subtotal of Estimated Cost			\$105,840	Subtotal of Estimated Cost			\$105,840

Five Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 1999	Work Statement for Year 4 FFY: 2002			Work Statement for Year 5 FFY: 2003			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	Staff Training	55 staff	2,500	Staff Training	55 staff	2,500	
	Trainee/Helper Program	8 trainees	56,800	Trainee/Helper Program	8 trainees	56,800	
	Resident Maintenance Training Program	n/a	3,100	Resident Maintenance Training Program	n/a	3,100	
	Preventive Maintenance Program	n/a	1,700	Preventive Maintenance Program	n/a	1,700	
	Computer Software	n/a	11,800	Computer Software	n/a	11,800	
	Resident Initiatives	492 units	27,200	Resident Initiatives	492 units	27,200	
	Resident Council Costs	492 units	2,740	Resident Council Costs	492 units	2,740	
Subtotal of Estimated Cost			\$105,840	Subtotal of Estimated Cost			\$105,840

PUBLIC HOUSING DRUG ELIMINATION PROGRAM APPLICATION FOR FFY 2000

PLAN FOR ADDRESSING THE PROBLEM

The Housing Authority of the City of Santa Barbara identifies the following goals and objectives as the core mission of its Public Housing Drug Elimination Program. It is an integral part of the Housing Authority's Five-Year Plan.

- 1) To effectively reduce drug use and crime in the Housing Authority population through education and empowerment of families enabling them to live progressively, as well as enhance the Housing Authority's ability to combat crime.
- 2) To use non-traditional, culturally based approaches to meet resident needs holistically by creating intergenerational support systems and addressing such issues as parenting skills, drug abuse, domestic violence, and personal responsibility.
- 3) To merge the programs and services of our Arroyo Gardens project and our Family Opportunity Center with the goals of our Public Housing Drug Elimination Program intervention/prevention services and further expand our collaboration with Santa Barbara's Housing Authority Multi-Cultural Consortium of Service Providers.

The violent crime rate for Santa Barbara County dropped from 5.25 to 4.75 crimes per thousand people between 1992 and 1998. This was due in part to the Housing Authority's gang violence reduction programs that were implemented with PHDEP funds. Currently, although violent crimes countywide have decreased, the Santa Barbara Police Department's, (SBPD), B.U.S.T.E.D. reports indicate that drug arrests and calls for service regarding domestic violence have increased in our public housing complexes. Our residents need tools to stop domestic violence, and the Housing Authority requires funding to advance programs and training that will reduce Part I & II crimes in order to make our properties more progressive, healthy environments.

To date, our programming has been very successful due to our strong relationship with our program partners, in general, and with the SBPD, in specific. HACSB's Department of Resident Services has an excellent, and focused eight-year working relationship with

the SBPD as a result of the PHDEP. SBPD has recently acquired a new computerized reporting system, which enables them to track crime, specifically associated with Housing Authority properties, by unit address, and allows us to compile site-specific data related to Housing Authority properties.

The following description of programs and performance measures outlines how the Housing Authority will accomplish the above goals in the next 8 months and how the Housing Authority is going to measure the effectiveness of said programs. As the needs of Housing Authority residents change during the next two years, the following programs may be adapted or augmented by the Department of Resident Services to better serve the residents.

The Presidio Gardens complexes are located in an area of low crime in Santa Barbara. However, our B.U.S.T.E.D. reports indicate that crime in these particular complexes is increasing relative to the neighborhood. The increasing crime statistics necessitate that Resident Services begin education and retraining through the Arroyo Gardens and Art Program. These programs will provide the families in Presidio Gardens with activities offering positive alternatives and attitudes to drug and crime involvement, while enhancing family dynamics.

In 1998, there were 302 domestic disturbance incidents in the City of Santa Barbara, including the 57 Housing Authority properties. The B.U.S.T.E.D reports indicate that most of the incidents, which occurred within Housing Authority properties, were concentrated at Presidio Gardens, with 11 incidences in 1998. Within the 46 families living at Presidio Gardens properties, there have been instances of spousal abuse and battery, threats, burglary, drug crimes and domestic disturbance. Intervention will include assessments for all families, referrals to Family Service Agency for counseling, and the commencement of Family Anti-Violence workshops along with the Art Program, Buyback Guns, Scholarship Program, and Arroyo Gardens.

PLANNED ACTIVITIES

Citywide/Community Policing

The Housing Authority of the City of Santa Barbara (HACSB) proposes to implement a comprehensive plan of drug prevention and intervention activities at all of its public housing scattered sites. These programs are designed to provide youths, adults and families citywide with the resources to become responsible, productive, contributing members of the community, and to instill a sense of pride within our Housing Authority complexes. Our citywide programs will address crime and drug-related issues arising “in and around” housing authority neighborhoods. The Community Policing and Housing Authority sponsored Home Care Program will provide residents with new means of communicating with appropriate authorities and will create a positive sense of the community by collectively solving problems.

The Art Program will educate the children in Housing Authority complexes on positive behavior, say no to drugs and Non-destructive activities.

- **SBPD Community Policing/ Housing Authority** opens a non-traditional line of communication between Housing Authority Residents, the Community Services Officer (CSO), and the Santa Barbara Police Department (SBPD). This relationship will not only positively impact the families deemed most “at risk,” but also Housing Authority residents on the periphery who might otherwise be drawn into a cycle of negative criminal activity and behavior. Per our Letter of Commitment with the SBPD, the CSO works closely with the SBPD’s Operations Administrative Sergeant in facilitating monthly meetings with Beat Coordinators and providing incident reports on criminal activity occurring within Housing Authority properties/neighborhoods.
- **Objectives:** Daily presence of police will result in increased sense of security as measured by an annual survey. Liaison between the Housing Authority’s CSO and SBPD will result in quarterly B.U.S.T.E.D. reports specific to Housing Authority

properties. Verifications will be conducted through the United States Postal Service to investigate unauthorized persons in the complexes who are not on Housing Authority lease agreements. SBPD will monitor Housing Authority parking lots to enhance safety and compliance with Housing Authority vehicle and parking requirements. Parking lot monitoring by SBPD is a new program; therefore, baseline data is unquantifiable at this point. However, baseline data will be quantified as data becomes available.

- **Arroyo Gardens** strengthens family dynamics and intergenerational bonds through effective family programming and time spent in a positive, neutral environment. Involvement in the project will teach critical life skills to youth while improving parenting skills for parents by using a family-oriented delivery structure.
Objectives: The Arroyo Gardens will teach Presidio Gardens families nutrition, entrepreneurial skills, computer skills, and team cooperation through various gardening projects. Our goal is for 14 children from each complex and their families to participate between March 2000 and November 2001. Positive behavioral change will be measured with a survey to be conducted at the beginning and completion of the program.
Milestone: At the end of the third month the children will begin to develop into teams of 7 as they learn the planting process. At the end of sixth months there will be a cost reduction to Public Housing maintenance, due both to improved property care and free plant materials.
- **Home Care Program** opens a non-traditional line of communication between all Public Housing Residents and the Housing Authority's Department of Resident Services. The Housing Authority's Interdepartmental Task Force refers residents from all Housing Authority complexes in violation of Housing Authority Housekeeping Quality Standards (HQS) to the Home Care Program. Our Home Care Coordinator is enabled to enter the home, and through observation, determine other concerns in the family, and make referrals to the appropriate service agencies.

- **Los Compadres Program** will educate residents about conflict resolution, anger management, and male marital/parental responsibilities. Four workshops will be given at the Family Opportunity Center in collaboration with Los Compadres.

Objective: All men in Presidio Gardens properties will attend an initial workshop session. Workshops will run from October through November of 2000. Our goal is as follows: of the 12 men living on the properties, 8 will complete the training with Los Compadres. Participation in these workshops should result in a decreased number of calls for service regarding domestic violence from the SBPD, as measured by the B.U.S.T.E.D. reports.

Milestone: At the end of the third month 8 men will be participating in Los Compadres Program. In the end of the sixth month we will have a decrease in calls for service from the Santa Barbara Police Department to the properties.

- **Art Program** will provide culturally sensitive art lessons to assist Presidio Gardens children in processing emotions and in communicating unsettling events occurring within their lives and families. The art program will also be used as an educational tool to address tolerance, cultural appreciation and family violence. As children develop their talent and self-esteem in art, they invest themselves in interests that combat negative involvement in drug abuse, theft, trespassing, and fighting. The art program encourages a healthy rapport in a neutral setting between the children and the staff of Resident Services.

Objective: 14 children from Presidio Gardens complex participating in art workshops twice a week for 16 weeks between April 2000 and November of 2001. Expected positive behavioral change to be determined by surveys conducted at the beginning and completion of the program.

Milestone: At the end of the third month parents and their children will tour the Santa Barbara Museum of Art for the first time.

- **Public Housing Scholarship Program** provides all Public Housing participants with the necessary funds for advanced vocational/academic education. Each participant will

be awarded no more than \$500 to be used for tuition fees, purchase of books, tools, and/or uniforms.

- **Objective:** 20 participants will be awarded scholarships from April 2000 through November 2001.

PHDEP PARTNER DESCRIPTION

SANTA BARBARA POLICE DEPARTMENT (SBPD) Support Program:

Provides City policing to Housing Authority properties as part of services normally provided to the community. Programs and services provided by the SBPD include: Vehicle Identification/Registered Owner information, Cross training for Community Services Officer/Dispatch, 6 hours per month locating arrest reports, seamless liaison with Beat Coordinators, copies of report for evictions, and parking enforcement on all Housing Authority properties.

SANTA BARBARA MUSEUM OF ART:

ART PROGRAM

This program will provide culturally sensitive art lessons to assist children in processing their emotions while communicating through art in an unthreatening environment. The program will also be used as an educational tool to address the issues of tolerance, cultural appreciation, and family violence. As children develop their talent and self-esteem in art, they invest themselves in interests that combat negative involvement in drug abuse, theft, trespassing, and fighting. The art program encourages a healthy rapport in a neutral setting between the children and the staff of both the Museum and Resident Services.

COMMUNITY ACTION COMMISSION:

LOS COMPADRES PROGRAM

Provides culturally rooted programs for Latino men and male youth which focus on respect and responsibility. Participants are exposed to positive male role models in their community and attend cultural events that reinforce nobility and diversity. Los Compadres will also develop men's group in Santa Barbara that will create intergenerational support and address issues such as parenting skills, drug and alcohol abuse, domestic violence, and personal responsibility. Information is also provided regarding teen pregnancy, sexually transmitted diseases and HIV.

HOUSING AUTHORITY-DEPARTMENT OF RESIDENT SERVICES:

ARROYO GARDEN PROGRAM

The funds for this program will provide materials for new planting at the garden site. Arroyo Garden Program utilizes gardening projects as the framework for integrating three goals and services that PHDEP identified for prevention and intervention. These goals and services include strengthening family dynamics and intergenerational bonds through effective family programming, increasing parenting skills, and using a family-oriented delivery structure to teach critical life skills to youth.

HOUSING AUTHORITY-DEPARTMENT OF RESIDENT SERVICES:

BUY BACK GUNS PROGRAM

In collaboration with the Santa Barbara Police Department, we have mutually agreed to operate a small Buyback Guns Program. We are organizing the final steps to determine what type of guns, where to drop off guns, and the dates for the destruction of the guns. We will be offering vouchers for food, toys and other items in exchange for weapons.

FAMILY SERVICES AGENCY Support Program:

FAMILY BUILD

Funded by the Authority's Owned Housing budget, this program provides direct case management year round for families of Public Housing and refers clients to the Agency's counseling program. The Program has bilingual/bicultural staff.

HOUSING AUTHORITY-DEPARTMENT OF RESIDENT SERVICES:

HOME CARE PROGRAM Support Program

This program provides ongoing case management for residents who have not passed their annual Housing Quality Standards inspections. Poor housekeeping is usually symptomatic of greater problems such as drug abuse or domestic violence. The Home Care Coordinator inspects the home, works with the family to improve housekeeping, and determines other concerns within the family that may necessitate referral to an appropriate outside service agency for further assessment and assistance.

HOUSING AUTHORITY—INTER-DEPARTMENTAL:

TASK FORCE Support Program

Acts as an inter-departmental committee which provides direct referral to the Home Care Program and other services, which may trigger police investigations for lease violations due to the presence of drugs in the home or as a result of a high number of police calls for service. This program strictly manages problem residents and determines eviction proceedings as needed.

HOUSING AUTHORITY Support Program

The Santa Barbara Housing Authority supports the Public Housing Drug Elimination by providing 10 Resident Coordinators at large complexes, including the addition of two new managers at Via Diego, Wilson Cottages, and Casa Castillo. The Housing Authority provides one five-bedroom unit as the site for the Family Opportunity Center through funds from Resident Training and Resident Initiatives. These funds are also utilized for counseling, case management and for the Housing Authority's Resident Council projects.

PROGRAM PLAN EVALUATION

- 1) The Housing Authority will use an outside evaluator from the University of California at Davis to determine the quality and impact of the proposed programs. Prevention and Intervention services delivery and results will be evaluated on the basis of a variety of factors including:
 - ❖ Resident surveys at the beginning and end of program;
 - ❖ Periodic updates from the Santa Barbara Police Department on movement of drug and crime incidents in targeted neighborhoods;
 - ❖ Changes in family behavior as it relates to changes in calls for services;
 - ❖ Reduction in maintenance costs/work orders as it relates to complexes targeted for programs;
 - ❖ Ability to monitor contracts efficiently;
 - ❖ Ability to achieve participation goals.

In order to achieve consistency in our program evaluations, we have requested that Bernadette Sangalang evaluate the PHDEP programs at 5% of the total program cost. Ms. Sangalang is currently the Project Coordinator and Evaluator of the CYFAR Project at UC Davis. Her experiences with the CYFAR Project include program planning and monitoring, as well as developing and implementing local program evaluations. She received her B.A. degree in Social Welfare from the University of California at Berkeley, and her Master of Social Work degree from the University of Washington. As of August 1999, Ms. Sangalang will begin her course work towards a Ph.D. in Social Work at the University of North Carolina at Chapel Hill, with an emphasis on evaluating child welfare interventions and programs for older adolescents.

ID	Task Name	Resp. Party	Start	Finish	Cost	In Kind	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00	1/01	2/01	3/01	4/01	5/01	6/01	7/01	
Phdep 1999/2000																										
9160 Prevention Programs		Director																								
1	Personnel	Director																								
2	C.S.O.	Director	1/1/00	12/31/01	\$30,000	\$6,000																				
3	Fringe Benefits	Director	1/1/00	12/31/01																						
4	Citywide	C.S.O.	1/1/00	12/31/01																						
5	Buy Back Guns	C.S.O.	1/1/00	12/31/00	\$4,000	\$10,000																				
6	Parking Enforcement	C.S.O.	1/1/00	12/31/01																						
7	Comm. Policing Network	C.S.O.	1/1/00	12/31/01		\$4,270																				
8	Neighborhood Watch	C.S.O.	1/1/00	12/31/01																						
9	One Strike Program	C.S.O.	1/1/00	12/31/01																						
10	Anti-Vandalism	C.S.O.	1/1/00	12/31/01																						
11	Family Opportunity Center	C.S.O.	1/1/00	12/31/01	\$5,166	\$2,700																				
12	Home Care Program	Coord.	1/1/00	12/31/01																						
9170 Intervention Program		Director																								
1	Personnel	Director																								
2	Dept. of Resident Services	Director	1/1/00	12/31/01	\$25,000																					
3	Fringe Benefits	Director	1/1/00	12/31/01																						
4	Los Compadres Domestic Violence Workshops	O.R.S.	10/1/00	11/31/00	\$10,000	\$3,000																				
5	Arroyo Gardens	O.R.S.	3/1/00	11/31/01	\$11,975																					
6	Scholarships	O.R.S.	4/1/00	11/31/01	\$10,000																					
7	Family Build Case Mgmt.	O.R.S.	1/1/00	12/31/01		\$25,000																				
8	Day-to-Day Service System	O.R.S.	1/1/00	12/31/01	\$3,328	\$51,200																				
9	Art Program	O.R.S.	4/1/00	11/31/01		\$6,000																				
10	Travel	O.R.S.	1/1/00	12/31/01	\$2,500																					
9190 Other Costs																										
1	Evaluation	Evaluator	1/1/00	12/31/01	\$6,241																					
1	TOTAL BUDGET				\$108,210																					

Project: Drug Elimination - 9	Task	Milestone	Completion																							
Date: 1/1/2000	Progress Report	Evaluation	Funded By Other Source																							



**Housing Authority of the City of Santa Barbara
Annual Plan (FYE 2000) AND 5-YEAR PLAN (FYE 2000-2004)
Comments from Monday, September 20, 1999,
Resident Advisory Board Meeting**

- The Committee was in agreement with the goal of increasing the availability and supply of “decent, safe and affordable” housing.
- The committee agreed that the Housing Authority’s renovation and modernization goals represented good planning.
- The committee indicated that residents have commented favorably regarding Property Service’s changes to the common areas of Housing Authority properties.
- The committee expressed agreement with respect to securing necessary exceptions to the voucher payment standard from HUD above the current 120% level, asserting that a 140% exception be requested.
- With respect to the issue of proposed Flat Rents for Public Housing apartment units, the committee understands the need for the Housing Authority, as an agency, to take a “business-type” of approach to this issue, particularly with regard to future solvency. The committee also recognized that Housing Authority residents might benefit from an incentive structure encouraging savings and family planning consistent with the proposed Flat Rent Program.
- The committee lauded the Housing Authority’s current efforts at promoting self-sufficiency with the Section 8 Family Self-Sufficiency Program.
- Regarding the proposed pet policy, the committee was in agreement with the Housing Authority’s position concerning pets on Housing Authority properties. They indicated that they are of the opinion that pets not be allowed in units or developments where insufficient patio areas do not provide adequate space to keep a pet.

Specifically with regard to cats, the committee expressed concern over potential public health issues arising from neighborhood residents who may be allergic to cats, suggesting that a clause be included in contracts containing such language to this effect. The committee was in agreement with the idea that senior and disabled residents pay a \$100.00 deposit for pets, and that families pay a \$300.00 deposit.