

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

HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA



PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004 PROGRESS REPORT
Annual Plan for Fiscal Year 2003

**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) 04/2003

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 – PROGRESS REPORT
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.

HACSB continues to operate with our mission of providing safe, decent and quality affordable housing and support services to income eligible persons and families.

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
HACSB applied for and received an additional 373 fair share vouchers
 - Reduce public housing vacancies
 - Leverage private or other public funds to create additional housing opportunities
 - Acquire or build units or developments
HACSB purchased 60 senior units and finished construction on a 12 unit senior/family development

HACSB purchased several parcels of land (309-319 Voluntario Street) adjacent to its Public Housing Development located at 323-327 South Voluntario. Plans are currently under review with local authorities to build an additional 20 units plus a recreation center. The new units will be developed so as to seamlessly tie into the existing public housing development and will essentially become one development. Two of the new units will be constructed on the existing public housing parcel. This is a hybrid development with funding for acquisition and construction to come from sources such as Owned Housing Reserves, City RDA funds and Capital Fund Program money. Construction should begin in March of 2003 with completion anticipated in the summer of 2004.

HACSB will explore possible alternative financing measure to increase the city's supply of affordable housing. One avenue may be to refinance its locally owned financed affordable housing inventory and use some of the proceeds to purchase and construct new units. Other possible funding sources HACSB will possibly use are Owned Housing Reserves and Capital Fund Program grant money.

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.

Completed – Measure Y on the March 2000 ballot passed allowing additional publicly owned low rent housing units to be built.

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.

HACSB continues to outreach to new owners / property managers through a variety of marketing outreach programs. A Section 8 landlord orientation meeting was held this past year and a video has aired on local cable channels.

- 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.

Received City approval to build a 42-unit downtown worker housing development. Completed in mid-December, Casa De Las Fuentes is scheduled to be completed by mid-December with full occupancy anticipated by January 1, 2003

HACSB has purchased additional property in the downtown corridor (315-319-325 West Carrillo Street) and plans to build a much needed high density SRO development consisting of 45 to 60 units.

- 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.
Completed construction – 1116 De La Vina is now fully occupied and operational

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
HACSB received a PHAS score of 94 out of 100 for FYE 2001
HACSB received a PHAS score of 95 out of 100 for FYE 2002
To maintain HACSB's current High Performer status

- Improve voucher management
Achieve SEMAP scoring to maintain High Performer rating
HACSB continues to improve systems monitoring to achieve a high SEMAP score.

- 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%
HACSB has received exception rent approval for the South Coast of Santa Barbara County at 146% of the current FMR for the Santa Barbara County MSA for all bedroom sizes.

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.

HACSB created a new Public Housing Self-Sufficiency program during FY2001 and will continue to expand enrollment for both Section 8 participants and Public Housing residents.

- Continue to develop, implement and coordinate a variety of recreational opportunities for HACSB residents.

HACSB's Department of Resident Services continues to be a conduit to provide the services mentioned in the bullet items above

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.

HACSB has implemented several task forces and subcommittees to address such issues.

- Continue HACSB's high visibility and positive image through increased involvement by Commissioners and Staff in community issues and concerns.

HACSB has become a major facilitator in the community on addressing the issue of the growing housing affordability crisis. The City of Santa Barbara created a new "Housing Task Force" in 2001 which includes representation by an HACSB Commissioner. An HACSB Commissioner is also on the Human Services Commission of Santa Barbara County.

HACSB is also a key member of a group that is forming a Housing Trust Fund for Santa Barbara County. The purpose of this Trust Fund is to create additional revenue streams to ensure the creation of additional affordable housing units.

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 continues to operate without the need to receive 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 established its core values – Compassion, Competency, Commitment and Cooperation. A task force, the 4C’s committee was formed to foster and promote the core values mentioned here along with promoting new ways we approach our work and our co-workers.

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.

HACSB continues to establish programs through our PHDEP funding to achieve the goals listed above.

Since the PHDEP funding has been eliminated, HACSB may have to curtail many programs that were of tremendous benefit to the residents of Public Housing.

**Annual PHA Plan
PHA Fiscal Year 2001**

[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.

N/A

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 A: Admissions Policy for Deconcentration (CA076a01)
- Attachment C: FY 2003 Capital Fund Program Annual Statement (CA076c01)
- 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 B: PHA Management Organizational Chart (CA076b01)
- Attachment D: FY 2003 Capital Fund Program –5 Year Action Plan (CA076d01)

- Attachment E: FY 2002 Capital Fund Program Annual and 5-Year Plan Performance Evaluation Report – Period Ending 9-30-2002 (CA076e01)
- Attachment F: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (CA076f01)
- Other (List below, providing each attachment name)
 - Attachment G: Public Housing Pet Policy (CA076g01)
 - Attachment H: Community Service Summary (CA076h01)

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"/>	PHA Plan Certifications of Compliance with the PHA Plans 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"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	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 checked="" 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 checked="" 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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted 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 response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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 other data available to the PHA, provide a statement of the housing needs in the jurisdiction by 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 factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Locatio-n
Income <= 30% of AMI	3,252 units	5	5	4	5	2	1
Income >30% but <=50% of AMI	3,169 units	5	5	3	4	2	1
Income >50% but <80% of AMI	4,128 units	5	5	3	3	2	1
Elderly	2,542 units	5	5	3	4	2	1
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004 (Year 200 Projection)
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: 1996
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
UCSB Economic Forecast Project – March 2002

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	% of total families	Annual Turnover
Waiting list total	2422		306
Extremely low income <=30% AMI	1,176	48.55%	
Very low income (>30% but <=50% AMI)	843	34.81%	
Low income (>50% but <80% AMI)	388	16.02%	
Families with children	526	21.72%	
Elderly families	318	13.13%	
Families with Disabilities	233	9.62%	
White (Non-Hispanic)	1,031	42.57%	
Hispanic	1,146	47.32%	
Black	157	6.48%	
American Indian	42	1.73%	
Asian or Pac. Islander	46	1.90%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,554	64.16%	
2 BR	645	26.63%	
3 BR	194	8.01%	
4 BR	28	1.16%	
5 BR	1	.04%	
5+ BR	N/A		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type:

Public Housing

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2880		35
Extremely low income <=30% AMI	1,481	51.42%	
Very low income (>30% but <=50% AMI)	914	31.74%	
Low income (>50% but <80% AMI)	463	16.08%	
Families with children	783	27.19%	
Elderly families	463	16.08%	
Families with Disabilities	481	16.70%	
White (Non-Hispanic)	1,221	42.40%	
Hispanic	1,388	48.19%	
Black	176	6.11%	
American Indian	37	1.28%	
Asian/Pacific Islndr.	58	2.01%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,850	64.24%	
2 BR	747	25.94%	
3 BR	248	8.61%	
4 BR	35	1.22%	
5 BR	0	0%	
5+ BR	N/A		

Is the waiting list closed (select one)? No Yes

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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% for all bedroom sizes*

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)

a. Support efforts of non-profit housing providers via 501(c3) bond issues, grants, etc.

b. Using Owned Housing Reserves for Development (land purchases and construction for additional affordable housing units).

c. HACSB will explore the possibility of creating additional dwelling units on various existing public housing sites. Two such sites with potential to add new units are Pearl Gardens (13-21 S. Soledad) and Vista La Cumbre (175 S. La Cumbre Lane).

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)
 - Seek grant funding for senior coordinator position to provide services for all senior properties

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)

1. In order to effectively manage the growing inventory of housing units owned and/or managed by the Housing Authority as well as administering the Section 8 program, HACSB intends to make use of it's Owned Housing Reserve dollars for creating additional offices space (an additional non-dwelling unit) on the Public Housing Development known as Presidio Springs (CA76-07). This project will also encompass the renovation of the existing recreation room for the senior residents at Presidio Springs.
2. HACSB is experiencing an increasing need from our non-profit affordable housing partners to convert some of our Section 8 tenant based vouchers to "project based" vouchers in order to make their new housing developments financially feasible. HACSB may project base 20% of our Housing Choice Vouchers in the coming year in order to fill this growing need.
3. HACSB will also explore additional alternative means of funding new development and construction of affordable housing units. One such means will be through the refinancing of existing Non-HUD developments. Through this refinancing, HACSB will subsidize a portion of our new developments capital needs.

(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)

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 2003 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund	\$990,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	15,708,040	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	106,110	
h) Community Development Block Grant		N/A
i) HOME		N/A
Other Federal Grants (list below)		
Shelter Plus Care	570,000	rental assistance & operations
FSS Coordinator	104,792	Section 8 FSS Support
Rent Supplement Program	240,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program (FFY 2002)		
3. Public Housing Dwelling Rental Income	2,361,600	public housing operations
Entrepreneurial		public housing operations
Interest	48,000	Public housing operations
4. Other income (list below)		
Multi-Family - Rent	385,420	low income housing operations
Section 8 Interest on Op. Reserves	15,000	Section 8 Operations
4. Non-federal sources (list below)		
Local Programs – Dwelling Rental	3,475,800	PHA Operations
Local Programs - Entrepreneurial	657,564	PHA Operations
Total resources	24,556,216	

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
- 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: www.hacsb.org

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. Additionally, extensions beyond the 120 days may be given by the Director of Housing Management or designee based on a particular hardship or need.

(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 - HACSB had one ceiling rent development that is now on a flat rent schedule.

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

*** HACSB anticipates raising the Flat rents in FY2003 in the range of \$50 to \$100**

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 continues to remain at an extremely low rate - 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. HUD has granted HACSB exception payment standards of 146% of the FMR for all bedroom sizes in 21 census tracts in Santa Barbara County MSA (the South Coast)

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 – CA076b01)
- 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	1,955	10% to 15%
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 C: CA076c01

-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 D: CA076d01

-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:

As stated elsewhere in the plan, HACSB intends to use a portion of its Owned Housing Reserves to supplement other sources of financing on the Volunairo development (309-327 S. Volunatrio Street) as well as for the construction of new office space/recreation room remodel at Presidio Springs development (CA076-07)

- 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: <u>(DD/MM/YY)</u>
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:

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 checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> - This designation expired 3/14/2002 – HACSB is re-applying for this property to be designated
4. Date this designation approved, submitted, or planned for submission: <u>(1/16/2002)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Extension
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: Presidio Springs	
1b. Development (project) number: CA16-P076-07	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/> HACSB is submitting along w/ Annual Plan – the extension of the original applications
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(01/16/2002)
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Extension – Original designation expired 3/14/2002	
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 (1)]

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 has 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>
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	5	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Section 8</i>
Foreign Credential Evaluation	5	<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>
Family Opportunity Center	129	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Immigration/Citizenship	30	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Computer Traing for Adults/Youth	20 per workshop	<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	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Health Families Program	56	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Entreprenuerial Workshops – Women’s Economic Ventures	5	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Legal Counseling – Legal Aid	20	<i>Targeted</i>	<i>PHA main office</i>	<i>Both</i>

		<i>selection</i>		
Family Literacy Program	20	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Mobile Meals	40	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Senior Health Screening	14 per month	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>
Senior Lunch programs	60	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Public housing</i>
Senior Case Management	85	<i>Targeted selection</i>	<i>PHA main office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 12/11/2001)
Public Housing	PH – Voluntary Slots Only - 46	20
Section 8	356	212

- 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

See attachment H: Community Service Implementation Summary

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 use 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 2002 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 2002 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)]

See attachment G: Pet Policy (CA076g01)

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)

HACSB plans to use up to a million dollars of CFP funds as additional capital investment for development of a new affordable housing project on Voluntario Street in the City of Santa Barbara.

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 F: CA076f01
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, and will incorporate some suggestions in our planning goals for our upcoming five year plan.
- 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 SEE ATTACHMENT C

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

Original Annual Statement – See attachment C for full document

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
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	

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

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.

See attachment E for 5-Year Action Plan tables

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

ANNUAL PLAN FY 2003

ATTACHMENT A

ADMISSIONS POLICY FOR DECONCENTRATION
(CA076A01)



ATTACHMENT A

ADMISSIONS POLICY FOR DECONCENTRATION
(ca076a01)

**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]

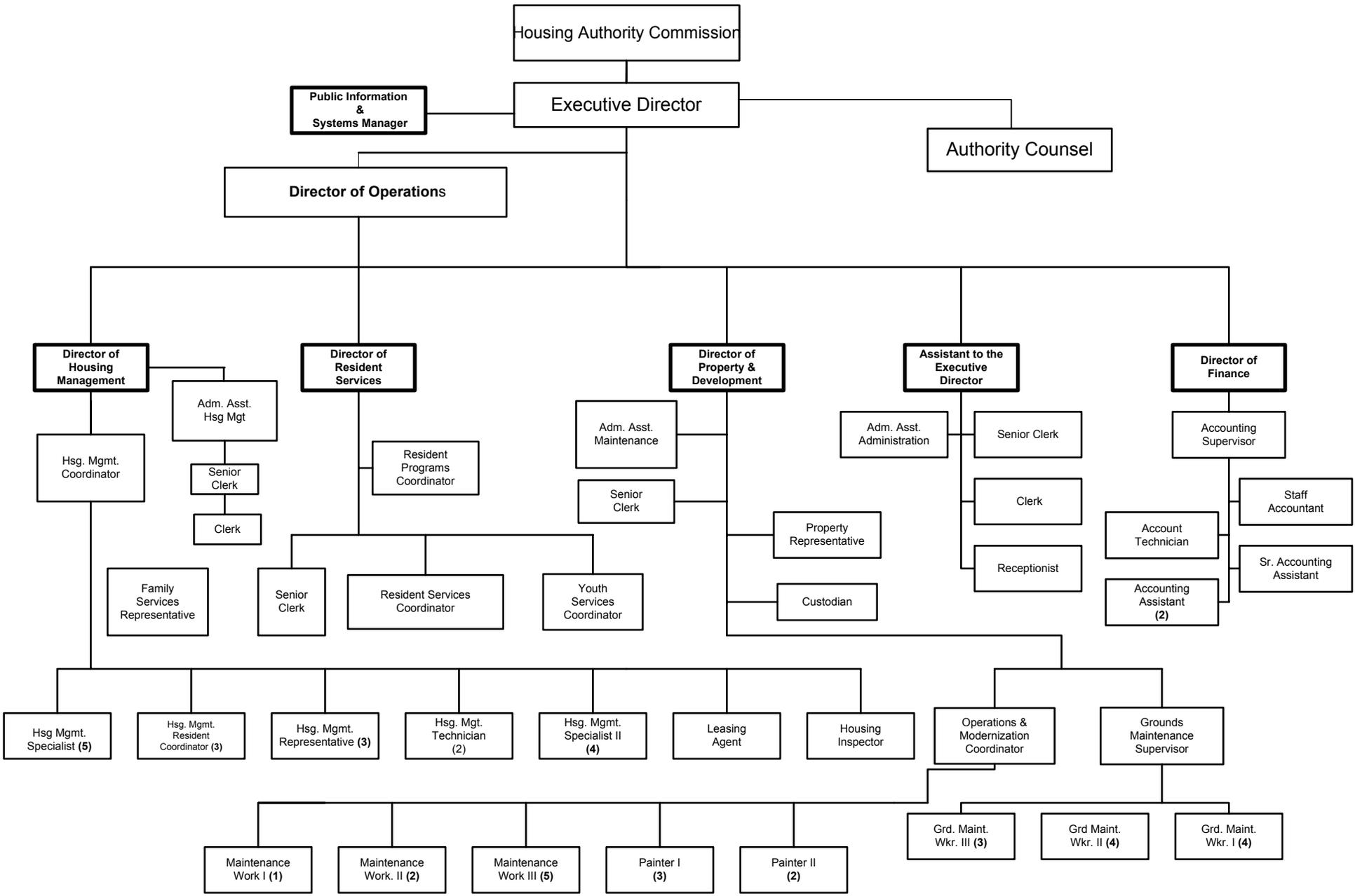


HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2003

ATTACHMENT B

MANAGEMENT ORGANIZATION CHART
(CA076B01)



* Position Vacant - Unfunded



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2003

ATTACHMENT C

FY 2003 CAPITAL FUND PROGRAM ANNUAL STATEMENT
(CA076C01)

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.: 501-03 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number: _____)
 Performance & Evaluation Report for Program Year Ending _____ 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	98,958.00		0.00	0.00
4	1410 ADMINISTRATION	98,958.00		0.00	0.00
5	1411 AUDIT	-		0.00	0.00
6	1415 LIQUIDATED DAMAGES	-		0.00	0.00
7	1430 FEES AND COSTS	132,550.00		0.00	0.00
8	1440 SITE ACQUISITION	-		0.00	0.00
9	1450 SITE IMPROVEMENTS	236,260.00		0.00	0.00
10	1460 DWELLING STRUCTURES	168,330.00		0.00	0.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	20,110.00		0.00	0.00
12	1470 NONDWELLING STRUCTURES	14,490.00		0.00	0.00
13	1475 NONDWELLING EQUIPMENT	30,170.00		0.00	0.00
14	1485 DEMOLITION	-		0.00	0.00
15	1490 REPLACEMENT RESERVE	-		0.00	0.00
16	1492 MOVING TO WORK DEMONSTRATION	-		0.00	0.00
17	1495.1 RELOCATION COSTS	9,140.00		0.00	0.00
18	1499 DEVELOPMENT ACTIVITIES	100,000.00		0.00	0.00
19	1501 COLLATERIZATION OR DEBT SERVICE				
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	80,614.00			
21	Amount of Annual Grant (lines 2-20)	989,580.00	-	-	-
22	Amount of line 21 Related to LBP Activities	\$20,000			
23	Amount of line 21 Related to 504 compliance				
24	Amount of line 21 Related to Security - soft cost				
25	Amount of line 21 Related to Security - hard cost				
26	Amount of line 21 Related to Energy Cons.				

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Santa Barbara				Grant Type and Number: Capital Fund Program Grant No.: 501-03 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2003		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Work
				Original	Revised			
PHA-Wide	STAFF TRAINING	1408 -12- 53 00	60 staff	\$2,220				
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 53 00	5 trainees	\$55,350				
PHA-Wide	SECURITY	1408 -16- 53 00	n/a	\$2,800				
PHA-Wide	FILE UPGRADE	1408 -18- 53 00	n/a	\$1,540				
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 53 00	9	\$9,660				
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 53 00	492 units	\$24,870				
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 53 00	"	\$2,518				
PHA-Wide	ETC.	1408 -xx- 53 00	"					
	1408 SUBTOTAL			\$98,958				
PHA-Wide	ADMIN.	1410 -01- 53 00	pro-rata	\$77,300				
PHA-Wide	"	1410 -04- 53 00	"	\$380				
PHA-Wide	"	1410 -09- 53 00	"	\$17,550				
PHA-Wide	"	1410 -10- 53 00	"	\$550				
PHA-Wide	"	1410 -12- 53 00	"	\$270				
PHA-Wide	"	1410 -16- 53 00	"	\$960				
PHA-Wide	"	1410 -19- 53 00	"	\$1,948				
	1410 SUBTOTAL			\$98,958				
76-02	ARCHITECTURE (contract)	1430 -01- 53 xx	n/a	\$64,000				
76-10	"	1430 -01- 53 xx	"	incl. above				
76-12	"	1430 -01- 53 xx	"	incl. above				
76-14	"	1430 -01- 53 xx	"	incl. above				
76-xx	TESTS (contract)	1430 -02- 53 xx	"	\$900				
76-02	PERMIT FEES	1430 -06- 53 xx	"	\$5,500				
76-xx	"	1430 -06- 53 xx	"	incl. above				
76-xx	"	1430 -06- 53 xx	"	incl. above				
76-02	INSPECTION COSTS (FA & contract)	1430 -07- 53 xx	"	\$62,150				
76-xx	"	1430 -07- 53 xx	"	incl. above				
76-xx	"	1430 -07- 53 xx	"	incl. above				
76-xx	"	1430 -07- 53 xx	"	incl. above				
76-xx	"	1430 -07- 53 xx	"	incl. above				
76-xx	"	1430 -07- 53 xx	"	incl. above				
	1430 SUBTOTAL			\$132,550				

**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Santa Barbara				Grant Type and Number: Capital Fund Program Grant No.: 501-03 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2003		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Proposed Work (2)
				Original	Revised (1)			
76-02	SITE WORK FOR NEW UNITS/REHAB (FA & C)	1450 -10- 53 02	42 units	\$90,900				
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 03	15 units	\$36,360				
76-04	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 04	18 units	\$0				
76-05	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 05	8 units	\$0				
76-06	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 06	16 units	\$0				
76-07	SITE REHAB/SIGN REPLACEMENT(FA & C)	1450 -10- 53 07	122 units	\$10,000				
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 10	46 units	\$0				
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 13	18 units	\$0				
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 14	78 units	\$17,680				
76-15	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 15	8 units	\$0				
76-17	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 17	17 units	\$0				
76-19	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 19	21 units	\$44,780				
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 21	24 units	\$4,540				
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 23	22 units	\$32,000				
76-25	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 25	4 units	\$0				
76-27	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 27	11 units	\$0				
	1450 SUBTOTAL			\$236,260				
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 02	42 units	\$29,150				
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 03	18 units	\$3,650				
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 04	18 units	\$7,310				
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 05	8 units	\$3,650				
76-06	GEN PLM/HTG/ELEC/PNT & CABS (FA & C)	1460 -10- 53 06	16 units	\$33,220				
76-07	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 07	122 units	\$10,960				
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 10	46 units	\$13,720				
76-12	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 12	10 units	\$0				
76-13	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 13	18 units	\$23,090				
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 14	78 units	\$10,960				
76-15	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 15	10 units	\$500				
76-16	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 16	10 units	\$3,650				
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 17	17 units	\$8,770				
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 19	24 units	\$0				
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 21	20 units	\$14,630				
76-22	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 22	10 units	\$0				
76-23	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 23	15 units	\$4,570				
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 25	4 units	\$500				
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 27	11 units	\$0				
	1460 SUBTOTAL			\$168,330				

**Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Santa Barbara			Grant Type and Number: Capital Fund Program Grant No.: 501-03 Replacement Housing Factor Grant No.:			FFY of Grant Approval: 2003	
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 '05 (03/31/2005)			4th quarter '06 (09/30/2006)			
PHA-Wide 1410 Admin	2nd quarter '05 (03/31/2005)			4th quarter '06 (09/30/2006)			
PHA-Wide 1430 PHA-Wide	2nd quarter '05 (03/31/2005)			4th quarter '06 (09/30/2006)			
76-02	2nd quarter '05			4th quarter '06			
76-03	2nd quarter '05			4th quarter '06			
76-04	2nd quarter '05			4th quarter '06			
76-05	2nd quarter '05			4th quarter '06			
76-06	2nd quarter '05			4th quarter '06			
76-07	2nd quarter '05			4th quarter '06			
76-10	2nd quarter '05			4th quarter '06			
76-12	2nd quarter '05			4th quarter '06			
76-13	2nd quarter '05			4th quarter '06			
76-14	2nd quarter '05			4th quarter '06			
76-15	2nd quarter '05			4th quarter '06			
76-16	2nd quarter '05			4th quarter '06			
76-17	2nd quarter '05			4th quarter '06			
76-19	2nd quarter '05			4th quarter '06			
76-21	2nd quarter '05			4th quarter '06			
76-22	2nd quarter '05			4th quarter '06			
76-23	2nd quarter '05			4th quarter '06			
76-25	2nd quarter '05			4th quarter '06			
76-27	2nd quarter '05			4th quarter '06			



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2003

ATTACHMENT D

FY 2003 CAPITAL FUND PROGRAM 5 YEAR ACTION PLAN
(CA076d01)

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name: Housing Authority of the City of Santa Barbara		[] Original 5-Year Plan [] Revision Number _____			
Development Number/Name HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004-05	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005-06	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006-07	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007-08
PHA Wide - Mgmt Imp		105,840	105,840	105,840	105,840
76-02 Scattered Sites (FA & C)		354,000	1,058,000	48,000	48,000
76-03 Soledad (FA & C)		118,000	508,000	524,000	24,000
76-04 Meigs Road (FA & C)		18,000	78,000	104,000	84,000
76-05 Scattered Sites (FA & C)		3,000	69,000	104,000	4,000
76-06 Elise Way (FA & C)		116,000	226,000	8,000	8,000
76-07 Presidio Springs (FA & C)		892,000	332,000	16,000	16,000
76-10 Presidio Gardens (FA & C)		234,000	66,000	140,000	100,000
76-12 Arroyo Miradero (FA & C)		43,000	93,000	3,000	3,000
76-13 Scattered Sites (FA & C)	See	158,000	178,000	12,000	12,000
76-14 Scattered Sites (FA & C)		168,000	243,000	104,000	98,000
76-15 Hoyt Gardens (FA & C)		40,000	0	0	0
76-16 Castillo Court (FA & C)	Annual	19,000	4,000	4,000	4,000
76-17 Casa Castillo (FA & C)		43,000	68,000	42,000	12,000
76-19 Via Diego (FA & C)	Statement	218,000	97,000	40,000	10,000
76-21 Sycamore Gardens (FA & C)		68,000	58,000	158,000	158,000
76-22 Salinas (FA & C)		0	16,000	4,000	4,000
76-23 Scattered Sites (FA & C)		116,000	256,000	44,000	74,000
76-25 Pico/Salsipuedes (FA & C)		48,000	48,000	0	0
76-27 82 N. La Cumbre (FA & C)		48,000	20,000	2,000	2,000
1410 Administrative		102,500	102,500	110,000	110,000
1430 Arch, Fees, & Tests		137,200	137,200	150,000	150,000
1465 Dwelling equipment		20,820	20,820	25,000	25,000
1470 Non-dwelling Structures		40,000	40,000	40,000	40,000
1475 Equip & vehicles		31,230	31,230	40,000	40,000
1495 Relocation		9,460	9,460	15,000	15,000
Mod used for development		incl above	incl above	800,000	800,000
CFP Funds for 5-Year Plan		3,151,050	3,865,050	2,642,840	1,946,840
Replacement Housing Factor Funds		0	0		

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2004 PHA FY: 2004-05			Work Statement for Year 3 FFY: 2005 PHA FY: 2005-06		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide - Mgmt Imp	Staff Training	2,500	PHA Wide - Mgmt Imp	Staff Training	2,500
	"	Trainee/Helper Program	56,800	"	Trainee/Helper Program	56,800
	"	Res Maint Training	3,100	"	Res Maint Training	3,100
	"	Prev Maint Program	1,700	"	Prev Maint Program	1,700
	"	Comp Software	11,800	"	Comp Software	11,800
	"	Resident Initiatives	27,200	"	Resident Initiatives	27,200
	"	Res Council Costs	2,740	"	Res Council Costs	2,740
	76-02 Scattered Sites: included with 501-02	Vacancy rehabs	36,000	76-02 Scattered Sites:	Vacancy rehabs	36,000
	included with 501-02	Site rehab @ So Vol	12,000		Building upgrade/design	800,000
	included with 501-02	Patios & walls @ So Vol	56,000		Patios & walls @ Monteria	200,000
	included with 501-02	Add 2 h/c units @ So Vol	250,000		Site rehab @Mich/San	12,000
					Patios & walls @ Mich/San	10,000
	76-03 Pearl Gardens	Vacancy rehabs	18,000	76-03 Pearl Gardens	Vacancy rehabs	18000
		Site rehab	100,000		Add units	400,000
	76-04 Meigs Road	Vacancy rehabs	18,000		Patios & walls	90000
	76-05 810 Vine, et al	Vacancy rehabs	3,000	76-04 Meigs Road	Vacancy rehabs	18000
					Site rehab for drainage	60,000
	76-06 Elise Way	Vacancy rehabs	6,000	76-05 810 Vine Ave, et al	Vacancy rehabs	\$3,000
		Tot lot & rubber surface	60,000		Building upgrades	\$46,000
		Site rehab for reduced maint.	50,000		Site rehab for drainage	\$20,000
	Cabinet replacement	120,000				
	Subtotal of CFP Estimated Cost	\$834,840 continued		Subtotal of CFP Estimated Cost	\$1,818,840 continued	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2004 PHA FY: 2004-05			Work Statement for Year 3 FFY: 2005 PHA FY: 2005-06		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-07 Presidio Springs	Vacancy rehabs	12,000	76-06 Elise Way	Vacancy rehabs	6,000
	(use OH Reserves)	Sidewalk/fence replacement	60,000		Skylights & bathroom rehab	220,000
	(use OH Reserves)	Add administrative offices	400,000	76-07 Presidio Springs	Vacancy rehabs	12,000
		Parking lot reconfigure	120,000		Building upgrades/decks	200,000
		Roofing replacement	300,000		Site rehab for drainage/lighting	120,000
	76-10 Presidio Gardens	Vacancy rehabs	16,000	76-10 Presidio Gardens	Vacancy rehabs	16,000
		Building frontage upgrades	98,000		Tot lot & rubber surface	50,000
		Partial roof replacement	80,000	76-12 Arroyo Miradero	Vacancy rehabs	3,000
		Site rehab for reduced maint.	40,000		Site rehab for drainage	60,000
	72-12 Arroyo Miradero	Vacancy rehabs	3,000		Landscape rehab for safety	30,000
		Building wash & oil	40,000	76-13 San Pascual, et al	Vacancy rehabs	8,000
	76-13 San Pascual, et al	Vacancy rehabs	8,000		Bldg rehab @ San Pascual	80,000
		LBP abate @ 1831 De La Vina	40,000		Site rehab @ San Pascual	50,000
		Bldg rehab @ 1831 De La Vina	80,000		Patio upgrade @ SP	40,000
	Driveway @ 1831 De La Vina	30,000	76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000	
76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000		Windows @ Wilson	75,000	
	Stucco, rail, door replacement	60,000		Parking lot rehab @ various	50,000	
	Site rehab for reduced maint.	30,000		Property access @ Carrillo	100,000	
	Sidewalk/arbors @ Wilson	60,000				
	Windows @ Old Coast	20,000				
	Subtotal of CFP Estimated Cost		\$1,515,000 continued	Subtotal of CFP Estimated Cost		\$1,138,000 continued

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2004 PHA FY: 2004-05			Work Statement for Year 3 FFY: 2005 PHA FY: 2005-06				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Statement	76-15 Hoit Gardens	Roofing	40,000	76-15 Hoit Gardens	n/a	0		
				76-16 Castillo Court	Vacancy rehabs	4,000		
	76-16 Castillo Court	Vacancy rehabs Trash enclosures	4,000 15,000	76-17 La Casa Castillo	Vacancy rehabs Site rehab for reduced maint	8,000 60,000		
	76-17 La Casa Castillo	Vacancy rehabs Repaint exterior	8,000 35,000	76-19 Via Diego	Vacancy rehabs Rehab for roof drainage Back patos (II)	8,000 15,000 74,000		
	76-19 Via Diego	Vacancy rehabs Entry rehab Parking rehab Back patios (I)	8,000 96,000 40,000 74,000	76-21 Sycamore lane	Vacancy rehabs Tot lot	8,000 50,000		
	76-21 Sycamore Lane	Vacancy rehabs Site upgrade	8,000 60,000	76-22 Salinas Street	Vacancy rehabs Miinor site upgrades	4,000 12,000		
	76-22 Salinas Street	Vacancy rehabs	0	76-23 West Victoria, et al	Vacancy rehabs Bldg upgrades @ Victoria	16,000 240,000		
	76-23 West Victoria, et al	Vacancy rehabs Site improvements @Victoria	16,000 100,000	76-25 Pico/Salsipuedes	Vacancy rehabs Roofing replacement Sliding door replacement	8,000 40,000 10,000		
	76-25 Pico/Salsipuedes	Vacancy rehabs Back patios & driveway	8,000 40,000					
	Subtotal of CFP Estimated Cost			\$552,000 continued	Subtotal of CFP Estimated Cost			\$557,000 continued

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2004 PHA FY: 2004-05			Work Statement for Year 3 FFY: 2005 PHA FY: 2005-06		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-27 82 North La Cumbre	Vacancy rehabs Tot lot & surface	0 48,000	76-27 82 North La Cumbre	Vacancy rehabs Landscape upgrade	0 20,000
	PHA Wide	1410 Administrative 1430 Arch, Fees, & Tests 1465 Dwelling equipment 1470 Non-dwelling Structures 1475 Equip & vehicles 1495 Relocation	102,500 137,200 20,820 40,000 31,230 9,460	PHA Wide	1410 Administrative 1430 Arch, Fees, & Tests 1465 Dwelling equipment 1470 Non-dwelling Structures 1475 Equip & vehicles 1495 Relocation	102,500 137,200 20,820 40,000 31,230 9,460
	Mod used for development (HA has requested HUD permission to use OH reserves for development)	Land or unit purchase	800,000	Mod used for development	Land or unit purchase	800,000
		Subtotal of CFP Estimated Cost	\$1,189,210		Subtotal of CFP Estimated Cost	\$1,161,210
		Total of CFP Estimated Cost	\$4,091,050		Total of CFP Estimated Cost	\$4,675,050

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2006 PHA FY: 2006-07			Work Statement for Year 5 FFY: 2007 PHA FY: 2007-08		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide - Mgmt Imp	Staff Training	2,500	PHA Wide - Mgmt Imp	Staff Training	2,500
	"	Trainee/Helper Program	56,800	"	Trainee/Helper Program	56,800
	"	Res Maint Training	3,100	"	Res Maint Training	3,100
	"	Prev Maint Program	1,700	"	Prev Maint Program	1,700
	"	Comp Software	11,800	"	Comp Software	11,800
	"	Resident Initiatives	27,200	"	Resident Initiatives	27,200
	"	Res Council Costs	2,740	"	Res Council Costs	2,740
	76-02 Scattered Sites:	Vacancy rehabs	48,000	76-02 Scattered Sites:	Vacancy rehabs	48,000
	76.03 Pearl Gardens	Vacancy rehabs	24,000	76.03 Pearl Gardens	Vacancy rehabs	24,000
		Building rehab	500,000			
	76-04 Meigs Road	Vacancy rehabs	24,000	76-04 Meigs Road	Vacancy rehabs	24,000
		Roofing replacement	80,000		Landscape rehab	60000
	76-05 810 Vine, et al	Vacancy rehabs	4,000	76-05 810 Vine, et al	Vacancy rehabs	4,000
		Building addition 810 Vine	100,000	76-06 Elise Way	Vacancy rehabs	8,000
	76-06 Elise Way	Vacancy rehabs	8,000		Roofing	150,000
			76-07 Presidio Springs	Vacancy rehabs	16,000	
76-07 Presidio Springs	Vacancy rehabs	16,000				
	Subtotal of CFP Estimated Cost	\$909,840 continued		Subtotal of CFP Estimated Cost	\$439,840 continued	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2006 PHA FY: 2006-07			Work Statement for Year 5 FFY: 2007 PHA FY: 2007-08			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	76-10 Presidio Gardens	Vacancy rehabs	20,000	76-10 Presidio Gardens	Vacancy rehabs	20,000	
		Partial roof replacement	80,000		Partial roof replacement	80,000	
		Parking lot rehab	40,000				
	72-12 Arroyo Miradero	Vacancy rehabs	3,000	76-12 Arroyo Miradero	Vacancy rehabs	3,000	
	76-13 San Pascual, et al	Vacancy rehabs	12,000	76-13 San Pascual, et al	Vacancy rehabs	12,000	
	76-14 Vista La Cumbre, et al	Vacancy rehabs	24,000	76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000	
		Roofing @ Olive	80,000		Roofing @ Wilson	80,000	
	76-15 Hoit Gardens	Vacancy rehabs	0	76-15 Hoit Gardens	Vacancy rehabs	0	
	76-16 Castillo Court	Vacancy rehabs	4,000	76-16 Castillo Court	Vacancy rehabs	4,000	
	76-17 La Casa Castillo	Vacancy rehabs	12,000	76-17 La Casa Castillo	Vacancy rehabs	12,000	
		Trash enclosures	30,000				
76-19 Via Diego	Vacancy rehabs	10,000	76-19 Via Diego	Vacancy rehabs	10,000		
	Trash enclosures	30,000					
76-21 Sycamore lane	Vacancy rehabs	8,000	76-21 Sycamore lane	Vacancy rehabs	8,000		
	Major exterior rehab (I)	150,000		Major rehab (II)	150,000		
Subtotal of CFP Estimated Cost			\$503,000 continued	Subtotal of CFP Estimated Cost			\$397,000 continued

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2006 PHA FY: 2006-07			Work Statement for Year 5 FFY: 2007 PHA FY: 2007-08				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Statement	76-22 Salinas Street	Vacancy rehabs	4,000	76-22 Salinas Street	Vacancy rehabs	4,000		
	76-23 West Victoria, et al	Vacancy rehabs Roofing @ S Vol	24,000 20,000	76-23 West Victoria, et al	Vacancy rehabs Roofing @ W Vic	24,000 50,000		
	76-25 Pico/Salsipuedes	Vacancy rehabs	0	76-25 Pico/Salsipuedes	Vacancy rehabs	0		
	76-27 82 North La Cumbre	Vacancy rehabs	2,000	76-27 82 North La Cumbre	Vacancy rehabs	2,000		
	PHA Wide	1410 Administrative 1430 Arch, Fees, & Tests 1465 Dwelling equipment 1470 Non-dwelling Structures 1475 Equip & vehicles 1495 Relocation	110,000 150,000 25,000 40,000 40,000 15,000	PHA Wide	1410 Administrative 1430 Arch, Fees, & Tests 1465 Dwelling equipment 1470 Non-dwelling Structures 1475 Equip & vehicles 1495 Relocation	110,000 150,000 25,000 40,000 40,000 15,000		
	Mod used for development	land purchase	800,000	Mod used for development	land purchase	800,000		
	Subtotal of CFP Estimated Cost			\$1,230,000	Subtotal of CFP Estimated Cost			\$1,260,000
	Total of CFP Estimated Cost			\$2,642,840	Total of CFP Estimated Cost			\$2,096,840



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2003

ATTACHMENT E

FY 2002 Capital Fund Program Annual and 5-Year Plan
Performance Evaluation Report

(CA076E01)

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Santa Barbara				Grant Type and Number: Capital Fund Program Grant No.: 501-02 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2002		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Work
				Original	Revised			
PHA-Wide	STAFF TRAINING	1408 -12- 52 00	60 staff	\$2,220			432.55	
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 52 00	5 trainees	\$55,350			14,743.04	
PHA-Wide	RESIDENT MAINT. EDUCATION PROGRAM	1408 -16- 52 00	n/a	\$2,800			1,411.59	
PHA-Wide	PREVENTIVE MAINT. PROGRAM	1408 -18- 52 00	n/a	\$1,540			680.27	
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 52 00	9	\$9,660			4,062.82	
PHA-Wide	RESIDENT SERVICES SALARIES	1408 21 52 00					3,216.69	
PHA-Wide	RESIDENT COUNCIL MAILINGS	1408 27 52 00					288.60	
PHA-Wide	RESIDENT COUNCIL PROJECTS	1408 28 52 00					1,473.48	
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 52 00	492 units	\$24,870				
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 52 00	"	\$2,518				
PHA-Wide	ETC.	1408 -xx- 52 00	"					
	1408 SUBTOTAL			\$98,958			\$26,309	
PHA-Wide	ADMIN.	1410 -01- 52 00	pro-rata	\$77,300			35,300.70	
PHA-Wide	"	1410 -04- 52 00	"	\$380			0.00	
PHA-Wide	"	1410 -09- 52 00	"	\$17,550			9,567.06	
PHA-Wide	"	1410 -10- 52 00	"	\$550			0.00	
PHA-Wide	"	1410 -12- 52 00	"	\$270			0.00	
PHA-Wide	"	1410 -16- 52 00	"	\$960			762.36	
PHA-Wide	"	1410 -19- 52 00	"	\$1,948			284.96	
	1410 SUBTOTAL			\$98,958			\$45,915	
76-02	ARCHITECTURE (contract)	1430 -01- 52 xx	n/a	\$64,000			30,825.24	
76-10	"	1430 -01- 52 xx	"	incl. above				
76-12	"	1430 -01- 52 xx	"	incl. above				
76-14	"	1430 -01- 52 xx	"	incl. above				
76-xx	TESTS (contract)	1430 -02- 52 xx	"	\$900			0.00	
76-02	PERMIT FEES	1430 -06- 52 xx	"	\$5,500			0.00	
76-xx	"	1430 -06- 52 xx	"	incl. above				
76-xx	"	1430 -06- 52 xx	"	incl. above				
76-02	INSPECTION COSTS (FA & contract)	1430 -07- 52 xx	"	\$62,150			25,639.96	
76-03	"	1430 -07- 52 xx	"	incl. above				
76-10	"	1430 -07- 52 xx	"	incl. above				
76-14	"	1430 -07- 52 xx	"	incl. above				
76-15	"	1430 -07- 52 xx	"	incl. above				
76-23	"	1430 -07- 52 xx	"	incl. above				
	1430 SUBTOTAL			\$132,550			\$56,465	

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Santa Barbara				Grant Type and Number: Capital Fund Program Grant No.: 501-02 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2002		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Proposed Work (2)
				Original	Revised (1)			
76-02	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 02	42 units	\$24,150			1,924.83	
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 03	15 units	\$86,360			64.18	
76-04	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 04	18 units	\$0			781.95	
76-05	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 05	8 units	\$0			481.27	
76-06	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 06	16 units	\$0			231.52	
76-07	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 07	122 units	\$0			18,093.51	
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 10	46 units	\$0			6,063.14	
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 13	18 units	\$0			0.00	
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 14	78 units	\$17,680			1,085.76	
76-15	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 15	8 units	\$26,750			1,879.49	
76-17	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 17	17 units	\$0			2,884.08	
76-19	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 19	21 units	\$34,780			2,120.09	
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 21	24 units	\$4,540			11,349.78	
76-22	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 22	22 units	\$0			0.00	
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 23	15 units	\$0			8,865.52	
76-25	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 25	4 units	\$0			310.80	
76-27	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 52 27	11 units	\$0			942.12	
	1450 SUBTOTAL			\$194,260			\$57,078	
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 02	42 units	\$26,900			5,144.49	
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 03	18 units	\$3,650			11,091.16	
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 04	18 units	\$7,310			7,975.78	
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 05	8 units	\$3,650			234.55	
76-06	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 06	16 units	\$10,960			18,384.91	
76-07	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 07	122 units	\$10,960			28,355.70	
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 10	46 units	\$13,720			19,964.32	
76-12	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 12	10 units	\$3,090			585.10	
76-13	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 13	18 units	\$73,090			13,837.24	
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 14	78 units	\$10,960			16,067.58	
76-15	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 15	10 units	\$22,760			102,609.36	
76-16	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 16	10 units	\$3,650			3,112.80	
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 17	17 units	\$8,770			778.25	
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 19	24 units	\$13,720			4,003.86	
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 21	20 units	\$14,630			23,260.37	
76-22	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 22	10 units	\$0			488.15	
76-23	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 23	15 units	\$4,570			7,104.87	
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 25	4 units	\$2,750			0.00	
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 52 27	11 units	\$0			506.38	
	1460 SUBTOTAL			\$235,140			\$263,505	

**Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Santa Barbara			Grant Type and Number: Capital Fund Program Grant No: 501-02 Replacement Housing Factor Grant No.:			FFY of Grant Approval: 2002	
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)	
							All work on schedule.
PHA-Wide 1408 Mgmt Needs	2nd quarter '04 (03/31/2004)			4th quarter '05 (09/30/2005)			
PHA-Wide 1410 Admin	2nd quarter '04 (03/31/2004)			4th quarter '05 (09/30/2005)			
PHA-Wide 1430 PHA-Wide	2nd quarter '04 (03/31/2004)			4th quarter '05 (09/30/2005)			
76-02	2nd quarter '04			4th quarter '05			
76-03	2nd quarter '04			4th quarter '05			
76-04	2nd quarter '04			4th quarter '05			
76-05	2nd quarter '04			4th quarter '05			
76-06	2nd quarter '04			4th quarter '05			
76-07	2nd quarter '04			4th quarter '05			
76-10	2nd quarter '04			4th quarter '05			
76-12	2nd quarter '04			4th quarter '05			
76-13	2nd quarter '04			4th quarter '05			
76-14	2nd quarter '04			4th quarter '05			
76-15	2nd quarter '04			4th quarter '05			
76-16	2nd quarter '04			4th quarter '05			
76-17	2nd quarter '04			4th quarter '05			
76-19	2nd quarter '04			4th quarter '05			
76-21	2nd quarter '04			4th quarter '05			
76-22	2nd quarter '04			4th quarter '05			
76-23	2nd quarter '04			4th quarter '05			
76-25	2nd quarter '04			4th quarter '05			
76-27	2nd quarter '04			4th quarter '05			

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name: Housing Authority of the City of Santa Barbara		[] Original 5-Year Plan [] Revision Number _____			
Development Number/Name HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003-04	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004-05	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005-06	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006-07
PHA Wide - Mgmt Imp		105,840	105,840	105,840	105,840
76-02 Scattered Sites (FA & C)		354,000	496,000	48,000	48,000
76-03 Soledad (FA & C)		40,000	168,000	174,000	24,000
76-04 Meigs Road (FA & C)		18,000	78,000	104,000	84,000
76-05 Scattered Sites (FA & C)		3,000	69,000	104,000	4,000
76-06 Elise Way (FA & C)		116,000	92,000	118,000	8,000
76-07 Presidio Springs (FA & C)		492,000	472,000	16,000	76,000
76-10 Presidio Gardens (FA & C)		234,000	66,000	140,000	100,000
76-12 Arroyo Miradero (FA & C)		23,000	93,000	3,000	3,000
76-13 Scattered Sites (FA & C)	See	158,000	178,000	12,000	12,000
76-14 Scattered Sites (FA & C)		138,000	234,000	104,000	98,000
76-15 Hoyt Gardens (FA & C)		365,000	0	0	0
76-16 Castillo Court (FA & C)	Annual	19,000	4,000	4,000	4,000
76-17 Casa Castillo (FA & C)		33,000	68,000	42,000	12,000
76-19 Via Diego (FA & C)	Statement	218,000	97,000	40,000	10,000
76-21 Sycamore Gardens (FA & C)		68,000	58,000	108,000	108,000
76-22 Salinas (FA & C)		0	16,000	4,000	4,000
76-23 Scattered Sites (FA & C)		116,000	416,000	44,000	74,000
76-25 Pico/Salsipuedes (FA & C)		48,000	38,000	0	0
76-27 82 N. La Cumbre (FA & C)		48,000	20,000	2,000	2,000
1410 Administrative		102,500	102,500	110,000	110,000
1430 Arch, Fees, & Tests		137,200	137,200	150,000	150,000
1465 Dwelling equipment		20,820	20,820	25,000	25,000
1470 Non-dwelling Structures		40,000	40,000	40,000	40,000
1475 Equip & vehicles		31,230	31,230	40,000	40,000
1495 Relocation		9,460	9,460	15,000	15,000
Mod used for development		incl above	incl above	1,130,000	800,000
CFP Funds for 5-Year Plan		2,938,050	3,110,050	2,682,840	1,956,840
Replacement Housing Factor Funds		0	0		

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2003 PHA FY: 2003-04			Work Statement for Year 3 FFY: 2004 PHA FY: 2004-05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide - Mgmt Imp	Staff Training	2,500	PHA Wide - Mgmt Imp	Staff Training	2,500
	"	Trainee/Helper Program	56,800	"	Trainee/Helper Program	56,800
	"	Res Maint Training	3,100	"	Res Maint Training	3,100
	"	Prev Maint Program	1,700	"	Prev Maint Program	1,700
	"	Comp Software	11,800	"	Comp Software	11,800
	"	Resident Initiatives	27,200	"	Resident Initiatives	27,200
	"	Res Council Costs	2,740	"	Res Council Costs	2,740
	76-02 Scattered Sites:	Vacancy rehabs	36,000	76-02 Scattered Sites:	Vacancy rehabs	36,000
		Site rehab @ So Vol	12,000		Building upgrade/design	300,000
		Patios & walls @ So Vol	56,000		Patios & walls @ Monteria	146,000
		Add 2 h/c units @ So Vol	250,000		Site rehab @Mich/San	8,000
					Patios & walls @ Mich/San	6,000
	76-03 Pearl Gardens	Vacancy rehabs	18,000	76-03 Pearl Gardens	Vacancy rehabs	18000
		Playground surface	22,000		Site rehab	60,000
	76-04 Meigs Road	Vacancy rehabs	18,000		Patios & walls	90000
	76-05 810 Vine, et al	Vacancy rehabs	3,000	76-04 Meigs Road	Vacancy rehabs	18000
					Site rehab for drainage	60,000
	76-06 Elise Way	Vacancy rehabs	6,000	76-05 810 Vine Ave, et al	Vacancy rehabs	\$3,000
		Tot lot & rubber surface	60,000		Building upgrades	\$46,000
		Site rehab for reduced maint.	50,000		Site rehab for drainage	\$20,000
		Subtotal of CFP Estimated Cost	\$636,840 continued		Subtotal of CFP Estimated Cost	\$916,840 continued

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2003 PHA FY: 2003-04			Work Statement for Year 3 FFY: 2004 PHA FY: 2004-05			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	76-07 Presidio Springs	Vacancy rehabs	12,000	76-06 Elise Way	Vacancy rehabs	6,000	
		Sidewalk replacement	40,000		Building upgrades	86,000	
		Fence, gate, post replacement	100,000	76-07 Presidio Springs	Vacancy rehabs	12,000	
		Parking lot rehab	40,000		Building upgrades	200,000	
		Roofing replacement	300,000		Site rehab for drainage	80,000	
	76-10 Presidio Gardens	Vacancy rehabs	16,000	76-10 Presidio Gardens	Addition for storage & office	180,000	
		Building frontage upgrades	98,000		Vacancy rehabs	16,000	
		Partial roof replacement	80,000		Tot lot & rubber surface	50,000	
		Site rehab for reduced maint.	40,000		76-12 Arroyo Miradero	Vacancy rehabs	3,000
	72-12 Arroyo Miradero	Vacancy rehabs	3,000	Site rehab for drainage		60,000	
		Building upgrades	20,000	Landscape rehab for safety		30,000	
	76-13 San Pascual, et al	Vacancy rehabs	8,000	76-13 San Pascual, et al	Vacancy rehabs	8,000	
		LBP abate @ 1831 De La Vina	40,000		Bldg rehab @ San Pascual	80,000	
		Bldg rehab @ 1831 De La Vina	80,000		Site rehab @ San Pascual	50,000	
Driveway @ 1831 De La Vina		30,000	Patio upgrade @ SP		40,000		
76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000	76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000		
	Building upgrades @ Vista	60,000		Building upgrades @ Wilson	66,000		
	Site rehab for reduced maint.	30,000		Parking lot rehab @ various	50,000		
	Common area imp @ Carrillo	30,000		Property access @ Carrillo	100,000		
Subtotal of CFP Estimated Cost			\$1,045,000 continued	Subtotal of CFP Estimated Cost			\$1,135,000 continued

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2003 PHA FY: 2003-04			Work Statement for Year 3 FFY: 2004 PHA FY: 2004-05			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	76-15 Hoit Gardens	Major rehabs	90,000	76-15 Hoit Gardens	n/a	0	
		Bulding upgrades	150,000	76-16 Castillo Court	Vacancy rehabs	4,000	
		Site upgrade	125,000				
	76-16 Castillo Court	Vacancy rehabs	4,000	76-17 La Casa Castillo	Vacancy rehabs	8,000	
		Trash enclosures	15,000		Site rehab for reduced maint	60,000	
	76-17 La Casa Castillo	Vacancy rehabs	8,000	76-19 Via Diego	Vacancy rehabs	8,000	
		Upgrade tot-lot surface	25,000		Rehab for roof drainage	15,000	
	76-19 Via Diego	Vacancy rehabs	8,000	76-21 Sycamore lane	Back patos (II)	74,000	
			Entry rehab		96,000	Vacancy rehabs	8,000
			Parking rehab		40,000	Tot lot	50,000
			Back patios (I)		74,000		
	76-21 Sycamore Lane	Vacancy rehabs	8,000	76-22 Salinas Street	Vacancy rehabs	4,000	
			Site upgrade		60,000	Miior site upgrades	12000
	76-22 Salinas Street	Vacancy rehabs	0	76-23 West Victoria, et al	Vacancy rehabs	16000	
					Bldg upgrades @ Victoria	240,000	
	76-23 West Victoria, et al	Vacancy rehabs	16,000	76-25 Pico/Salsipuedes	Site upgrades @ Victoria	160000	
Bldg upgrades @ Vol			100,000		Vacancy rehabs	8,000	
76-25 Pico/Salsipuedes	Vacancy rehabs	8,000		Roofing replacement	\$30,000		
		Back patios & driveway		40,000			
Subtotal of CFP Estimated Cost			\$867,000 continued	Subtotal of CFP Estimated Cost		\$697,000 continued	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY: 2003 PHA FY: 2003-04			Work Statement for Year 3 FFY: 2004 PHA FY: 2004-05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-27 82 North La Cumbre	Vacancy rehabs Tot lot & surface	0 48,000	76-27 82 North La Cumbre	Vacancy rehabs Landscape upgrade	0 20,000
	PHA Wide	1410 Administrative	102,500	PHA Wide	1410 Administrative	102,500
		1430 Arch, Fees, & Tests	137,200		1430 Arch, Fees, & Tests	137,200
		1465 Dwelling equipment	20,820		1465 Dwelling equipment	20,820
		1470 Non-dwelling Structures	40,000		1470 Non-dwelling Structures	40,000
		1475 Equip & vehicles	31,230		1475 Equip & vehicles	31,230
		1495 Relocation	9,460		1495 Relocation	9,460
		Mod used for development	see above		Mod used for development	see above
		Subtotal of CFP Estimated Cost	\$389,210		Subtotal of CFP Estimated Cost	\$361,210
		Total of CFP Estimated Cost	\$2,938,050		Total of CFP Estimated Cost	\$3,110,050

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2005 PHA FY: 2005-06			Work Statement for Year 5 FFY: 2006 PHA FY: 2006-07			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	PHA Wide - Mgmt Imp	Staff Training	2,500	PHA Wide - Mgmt Imp	Staff Training	2,500	
	"	Trainee/Helper Program	56,800	"	Trainee/Helper Program	56,800	
	"	Res Maint Training	3,100	"	Res Maint Training	3,100	
	"	Prev Maint Program	1,700	"	Prev Maint Program	1,700	
	"	Comp Software	11,800	"	Comp Software	11,800	
	"	Resident Initiatives	27,200	"	Resident Initiatives	27,200	
	"	Res Council Costs	2,740	"	Res Council Costs	2,740	
	76-02 Scattered Sites:	Vacancy rehabs	48,000	76-02 Scattered Sites:	Vacancy rehabs	48,000	
	76.03 Pearl Gardens	Vacancy rehabs	24,000	76.03 Pearl Gardens	Vacancy rehabs	24,000	
		Carport removal & lot rehab	150,000				
	76-04 Meigs Road	Vacancy rehabs	24,000	76-04 Meigs Road	Vacancy rehabs	24,000	
		Roofing replacement	80,000		Landscape rehab	60000	
	76-05 810 Vine, et al	Vacancy rehabs	4,000	76-05 810 Vine, et al	Vacancy rehabs	4,000	
		Building addition 810 Vine	100,000	76-06 Elise Way	Vacancy rehabs	8,000	
	76-06 Elise Way	Vacancy rehabs	8,000	76-07 Presidio Springs	Vacancy rehabs	16,000	
		Tot lot & rubber surface	60,000		Site lighting rehab	60,000	
	Site rehab for reduced maint.	50,000					
76-07 Presidio Springs	Vacancy rehabs	16,000					
Subtotal of CFP Estimated Cost			\$669,840 continued	Subtotal of CFP Estimated Cost			\$349,840 continued

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2005 PHA FY: 2005-06			Work Statement for Year 5 FFY: 2006 PHA FY: 2006-07			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	76-10 Presidio Gardens	Vacancy rehabs	20,000	76-10 Presidio Gardens	Vacancy rehabs	20,000	
		Partial roof replacement	80,000		Partial roof replacement	80,000	
		Parking lot rehab	40,000				
	72-12 Arroyo Miradero	Vacancy rehabs	3,000	76-12 Arroyo Miradero	Vacancy rehabs	3,000	
	76-13 San Pascual, et al	Vacancy rehabs	12,000	76-13 San Pascual, et al	Vacancy rehabs	12,000	
	76-14 Vista La Cumbre, et al	Vacancy rehabs	24,000	76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000	
		Roofing @ Olive	80,000		Roofing @ Wilson	80,000	
	76-15 Hoit Gardens	Vacancy rehabs	0	76-15 Hoit Gardens	Vacancy rehabs	0	
	76-16 Castillo Court	Vacancy rehabs	4,000	76-16 Castillo Court	Vacancy rehabs	4,000	
	76-17 La Casa Castillo	Vacancy rehabs	12,000	76-17 La Casa Castillo	Vacancy rehabs	12,000	
Trash enclosures		30,000					
76-19 Via Diego	Vacancy rehabs	10,000	76-19 Via Diego	Vacancy rehabs	10,000		
	Trash enclosures	30,000					
76-21 Sycamore lane	Vacancy rehabs	8,000	76-21 Sycamore lane	Vacancy rehabs	8,000		
	Major exterior rehab (I)	100,000		Major rehab (II)	100,000		
Subtotal of CFP Estimated Cost			\$453,000 continued	Subtotal of CFP Estimated Cost			\$347,000 continued

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2005 PHA FY: 2005-06			Work Statement for Year 5 FFY: 2006 PHA FY: 2006-07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-22 Salinas Street	Vacancy rehabs	4,000	76-22 Salinas Street	Vacancy rehabs	4,000
	76-23 West Victoria, et al	Vacancy rehabs Roofing @ S Vol	24,000 20,000	76-23 West Victoria, et al	Vacancy rehabs Roofing @ W Vic	24,000 50,000
	76-25 Pico/Salsipuedes	Vacancy rehabs	0	76-25 Pico/Salsipuedes	Vacancy rehabs	0
	76-27 82 North La Cumbre	Vacancy rehabs	2,000	76-27 82 North La Cumbre	Vacancy rehabs	2,000
	PHA Wide	1410 Administrative 1430 Arch, Fees, & Tests 1465 Dwelling equipment 1470 Non-dwelling Structures 1475 Equip & vehicles 1495 Relocation	110,000 150,000 25,000 40,000 40,000 15,000	PHA Wide	1410 Administrative 1430 Arch, Fees, & Tests 1465 Dwelling equipment 1470 Non-dwelling Structures 1475 Equip & vehicles 1495 Relocation	110,000 150,000 25,000 40,000 40,000 15,000
	76-03 Pearl Gardens	Add 3 units for infill	330,000	Mod used for development	land purchase	800,000
	Mod used for development	land purchase	800,000			
		Subtotal of CFP Estimated Cost	\$1,560,000		Subtotal of CFP Estimated Cost	\$1,260,000
		Total of CFP Estimated Cost	\$2,682,840		Total of CFP Estimated Cost	\$1,956,840

Resident Advisory Board Members Comments:

The FY 2003 Annual Plan was given to the Resident Advisory Board (RAB) for review, input and for any other comments they might have had concerning the Plan. The Resident Advisory Board found the Plan to be quite comprehensive. However, several comments/concerns were raised:

1. Concerning the credit checks that HACSB performs on potential residents as part of their eligibility review process, the RAB questioned the fairness of performing a credit check for Public Housing and Non-HUD residential applicants.
2. Another concern raised was the lack of having a formal Housing Choice Voucher Homeownership Program. The Resident Advisory Board would like the agency to look into creating a homeownership program in the future.
3. The RAB would also like to see a formal “neighborhood watch” type program created for all Public Housing developments so that the residents take a proactive approach to preventing crime and keeping their developments safe.
4. One RAB member also did not agree with the Agency’s admissions preferences for both the Section 8 and the Public Housing applicants. This member would like to see an admissions preference created for families and individuals that are taking a proactive approach to better their lives through education and work training at the time of application.
5. The RAB also agrees with the plan’s approach to increasing the pool of participating landlords and management companies in the Housing Choice Voucher program. They would like to see our campaign enhanced in the coming fiscal year.

Board Members:

Joe Collins, Council Member
Clemente Escarcega, Council Member
Cleve Pipe, Council Member
Eva Radsliff, Secretary
Janade Scott, Chairperson
Victor Suhr, Council Member
Robert G. Voepel, Council Member



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2003

ATTACHMENT G

PET POLICY SUMMARY
(CA076G01)

SUMMARY OF HOUSING AUTHORITY PET POLICY

REGISTRATION OF PETS

Any resident requesting to keep a pet in their unit must notify the resident manager in writing immediately, and enter into a Pet Agreement with the Housing Authority. Any resident that currently owns a pet or pets, must likewise notify the resident manager of this immediately, and in writing, indicating type and breed of animal, etc.

STANDARDS OF PETS

In no event shall the allowed number of pets in a given unit exceed two (2) pets. The following defines each of the following as a pet:

- a. Dog
- b. Cat
- c. Two caged birds= 1 pet
- d. Two caged rodents= 1 pet
- e. Two caged reptiles= 1 pet

TYPES OF PETS ALLOWED

DOGS: Dogs must be spayed or neutered, and must have all required inoculations. Certain breeds of dogs, such as Chows, Dobermans, Rottweilers and Pit Bulls, will not be permitted under any circumstances. Please note that maximum weight for dogs is 35 pounds. (Maximum number per household= one). (HACSB may approve larger dogs if deemed appropriate for the dwelling)

CATS: Cats must be spayed or neutered, and must have all required inoculations. In addition, cats must be trained to use a litter box, and should remain indoors. (Maximum number per household= one).

BIRDS: Must be enclosed in an acceptable and appropriately sized cage at all times. (Maximum number per household= two).

FISH: Maximum aquarium size is 25 gallons. Must be on the ground floor and not the second floor.

RODENTS: (Rabbits, guinea pigs, hamsters, domestic rats, domestic mice, or gerbils ONLY). Maximum number = two. Must be enclosed in an acceptable and appropriately sized cage at all times. Must have any or all inoculations as specified now or in the future by State law or local ordinance.

REPTILES: Maximum number = two. Maximum weight is 10 lbs. Must be enclosed in an acceptable and appropriately sized cage or container at all times. (No snakes allowed)

DESIGNATION OF PET/NO-PET AREAS

Pets must be maintained within the resident's unit. When outside the unit (within the building or grounds) dogs and cats must be kept on a leash, or carried and under the control of the resident or other responsible individual at all times.

REQUIRED PET DEPOSIT(S)

The resident/pet owner shall be required to pay a \$300.00 refundable Pet Deposit for each pet for the purpose of defraying all reasonable costs directly attributable to the presence of each pet. The Pet Deposit must be received by HACSB prior to the date the pet is properly registered and brought into the assisted unit.

NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or the premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

CLEANLINESS REQUIREMENTS

Litter Box Requirements: All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling.

Removal of Waste from other Locations: The resident/pet owner shall be responsible for the removal of any/all waste deposited by pets from the premises by placing it in a sealed plastic bag and disposing of it in an outside trash bin or other appropriate container.

Any unit occupied by any pet will be fumigated at the time the unit is vacated at the expense of the resident/pet owner.

PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period longer than that which is appropriate in light of the needs of the individual pet. While this period may vary depending on the pet in question, HACSB and the resident understand that, in general, dogs should not be left alone for more than 9 hours, and other pets for more than 24 hours, on a regular basis.

All residents/pet owners shall be responsible for the adequate care, nutrition, exercise and medical attention for his/her pet.

Pet owners must agree to exercise courtesy with respect to other residents.

PET RULE VIOLATIONS

If a determination is made that a resident has violated the Pet Policy, written notice will be served, stating the factual basis for the violation, and providing the resident ten (10) days from the effective date of the service to correct the violation or make written request for a meeting to discuss the violation.

Nothing shall prohibit HACSB from taking immediate corrective action for a violation and charging the resident for related costs, such as in the case of failure to remove pet waste from a common area or flea infestation.

NOTICE FOR PET REMOVAL

If a resident/pet owner and HACSB are unable to resolve a violation or the pet owner fails to correct the violation in the time period allotted by the Authority, HACSB may serve notice to remove the pet.

TERMINATION OF TENANCY

HACSB may initiate procedure for termination of tenancy based on a pet rule violation if the owner has failed to remove the pet or correct a pet rule violation within the time period specified, and the violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

LIABILITY

The resident shall be liable for any damage or injury whatsoever caused by the pet(s) and shall pay HACSB upon demand, for any and all costs incurred by HACSB as a result of damage or injury caused by the pet(s).

EXHIBIT

LEASE ADDENDUM—PETS

1. All Public Housing Residents are permitted to maintain common household pets in accordance with the conditions and limitations of this Lease Addendum, the Pet Policy adopted by the Housing Authority, and regulations adopted by HUD. In accordance with these policies, tenants may maintain on the premises only common household pets as more specifically described in the Pet Policy and herein. Each tenant should read and understand the Pet Policy prior to executing this Lease Addendum.

2. Common household pets are those defined in 24 CFR 5.306, as domesticated animals, such as dogs, cats, birds, rodents, fish, or turtles (snakes are prohibited), commonly kept in a home for pleasure, not commercial purposes, and which are considered pets under local or State legislation, if any such legislation exists. Primates are not common household pets, nor are animals commonly thought of as wild animals, even if they are tame, such as leopards, cheetahs, and coyotes. Animals commonly thought of as farm or barnyard animals, such as chickens, ducks, geese, goats, sheep, and pigs are not common household pets. Pot bellied pigs are not common household pets.

3. The Housing Authority has determined that dogs of the following breeds have significantly greater tendencies toward vicious behavior and significantly greater ability to inflict harm than other breeds, and therefore will not permit these dog breeds to be maintained as pets: Doberman Pinscher, Pit Bull, Rottweilers, Chow or dogs containing at least one half blood of any of these breeds.

4. The Housing Authority has determined that based upon and due to size limitations of Residents' units, as well as the size of the public housing complexes in which units are located, only one of any of the following may be maintained in any unit: dog, cat, or other animal not confined in an aquarium or terrarium or which is otherwise allowed to roam freely within the confines of the unit. In addition, residents may maintain not more than two mammals that are confined to cages, such as rabbits, hamsters, chinchillas, guinea pigs, mice, or other rodents. Also, the maximum number of reptiles may not exceed two. Finally, the maximum size for a fish aquarium may not exceed 25 gallons.

5. Dogs and cats must be spayed or neutered, and residents must show proof of spaying or neutering prior to bringing these pets to Housing Authority premises.

6. All pets must be kept indoors, except when accompanied by an adult or a person of suitable age and discretion able to control the pet. Pets shall not be left unattended in yards nor shall pets be allowed in designated "no- pet" areas.

7. Resident agrees to do the following when maintaining a pet on the premises:

a. Register with Management each pet which will be maintained on the premises prior to the arrival of the pet, and annually thereafter.

b. At the time of each initial and annual registration, provide Management with a color photograph of the pet.

c. At the time of each registration:

(1) Provide Management with a certificate from a licensed veterinarian or an appropriate State or local authority that the pet has received all inoculations required by law and that the

pet does not weigh more than the maximum weight established in the Pet Policy. Maximum weight for dogs is 35 lbs. (HACSB may approve larger dogs if deemed appropriate for the dwelling), maximum weight for reptiles is 10 lbs;

(2) Provide information sufficient to identify the pet and demonstrate that it is a common household pet;

(3) Provide proof that the pet is licensed or registered in accordance with local law or regulations, or evidence that such licensing or registration is not required.

(4) Provide the name, address and telephone number of a person who will care for the pet if for any reason Resident is unable to do so.

d. Comply with all provisions of local and State laws, Pet Policy, and Management regulations concerning pet control including, but not limited to, any sanitation law, leash law, barking law, licensing law, and inoculation law.

e. Pay an additional security deposit of \$300 per pet, which deposit Management shall use or return in the same manner as the security deposit described in paragraph 4 of the Lease. If Resident ceases to maintain any pets, Resident may in writing request an inspection of the premises. Provided that the premises are inspected and Resident provides Management with the opportunity to inspect the premises in a manner sufficient to satisfy Management that no damage exists, Management will credit the pet security deposit against Resident's obligations to pay rent under the Lease.

f. Not leave any dog unattended for more than 9 hours nor any other pet for more than 24 hours.

g. Provide adequate exercise for pets and clean up after such pets when they are walked.

h. Remove immediately from the premises, or Housing Authority property, including the outside as well as the inside of building, any pet defecation and dispose of it in an appropriate manner. Pet defecation must be removed from the outside as well as the inside of buildings, i.e., pets must be cleaned up after when being walked.

i. In addition to other inspections allowed, HACSB may, after reasonable notice to the tenant, enter and inspect the premises during reasonable hours to ensure that safe and sanitary conditions are maintained in the dwelling unit. Also, the resident/pet owner shall restrain un-caged pets during any inspection so as to avoid any possible encounter between the pet and inspector.

j. Indemnify, defend and hold harmless the Housing Authority of the City of Santa Barbara and all of their respective officers, commissioners, employees and agents from and against all claims, actions, suits, judgments and demands brought by any other party on account of, or in connection with, any activity or damage caused by any of Resident's pets.

k. Take all necessary and appropriate measures to prevent and eliminate pet odors within the dwelling unit and maintain the unit in a sanitary condition at all times.

l. To provide Management with any requested documents to verify the current weight of a pet at any time Management has reason to believe a pet may exceed the weight limitations.

8. A Resident not in compliance with any provision of this Lease Addendum is subject to:

- a. A 30-day notice to remove the pet; and/or
- b. Termination of the Lease.

9. Management may refuse to permit a pet to be maintained on the premises if all information required by this Lease Addendum is not provided to Management, or if the information which is provided indicates that the pet is not a common household pet or will not be maintained in accordance with the provisions of this Lease Addendum, the Pet Policy or may pose a threat to the safety of others.

Pet Information

	TYPE	NAME	LICENSE #	MALE/FEMALE	DEPOSIT *
#1	_____	_____	_____	_____	_____
#2	_____	_____	_____	_____	_____

* Residents with trained guide dogs, signal dogs or service dogs are exempt from paying an additional pet deposit for these animals

Resident

Date

Resident

Date

Housing Authority of the City
of Santa Barbara

Date



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2003

ATTACHMENT H

PUBLIC HOUSING
RESIDENT COMMUNITY SERVICE REQUIREMENTS
(CA076H01)

Chapter 15

COMMUNITY SERVICE

[24 CFR 960.603-960.611]

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 mandates PHAs to require that adults living in public housing comply with community service requirements.

A. REQUIREMENT

Each adult resident of the PHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month.

B. EXEMPTIONS

The PHA shall provide an exemption from the community service requirement for any individual who:

Is 62 years of age or older;

is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

Is engaged in a work activity as defined in section 407[d] of the Social Security Act;

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by one of the following:

Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan;

Participating in an educational or vocational training program designed to lead to employment, at least 30 hours per week;

Improving the physical environment of the resident's development;

Volunteer work in a local school, hospital, child care center, homeless shelter, or other community service organization;

Working with youth organizations;

Helping neighborhood groups on special projects;

Raising young (pre-school) children at home where spouse or co-head is working;

Participation in programs that develop and strengthen resident self-responsibility such as:

Drug and alcohol abuse counseling and treatment

Household budgeting

Credit counseling

English proficiency; or

Other activities as approved by the PHA on a case-by-case basis.

The PHA will give residents the greatest choice possible in identifying community service opportunities.

The PHA will consider a broad range of self-sufficiency opportunities.

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the PHA shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

E. NONCOMPLIANCE

If the PHA determines that a resident subject to the community service requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance, and that:

The determination of noncompliance is subject to the administrative grievance procedure under the PHA's Grievance Procedures; and

Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

The PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the PHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

The PHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. PHA RESPONSIBILITY

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.