

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

Annual Plan for Fiscal Year 2004

**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: 04/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

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

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

B. Goals

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

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

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

- Utilize local non-profits to expand other housing and revenue sources not generally available to, nor designed for, “public” housing authorities.
- Develop 60 high-density downtown, non-auto dependent, below market rental studio/efficiency units.
- Complete the new 20 unit development on South Voluntario Street.
- Collaborate with the private sector to develop mixed use, high density rental and for-sale property in the appropriate area of the M3 (industrial) zone.
- Recycle 4% of existing family housing stock through resident educational programs, thereby utilizing our own resources to increase the availability of affordable housing.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (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 (locally financed) 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)

- Continue to request from HUD on an “as-needed” basis – exception rent approval for the South Coast of Santa Barbara County 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:
- 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)

General :

- 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 and the community so that they feel secure in bringing their problems and concerns to us.
- Access all available federal, state, local and private foundation resources for the delivery and enhancement of needed residential services.

- Establish educational, training and employment opportunities as the principal objective in designing programs for assisting HACSB family residents.
- Coordinate with MTD and others to develop transportation services for our population.

Senior/Disabled:

- Improve the quality of life for senior and disabled residents through on-site supportive services. A “needs” survey will be generated to focus on the services that are truly needed.
- Expand Senior and Disabled input on the Resident Council.
- Evaluate the need for increasing housing opportunities beyond independent living.

Family:

- Promote enrollment in progressive financial/social programs that promote self-sufficiency (FSS, Flat Rents, etc.)
- Develop a variety of growth and learning opportunities for the younger residents.
- Develop a means of evaluating waiting list applicants and providing services and linkages to other agencies to prevent homelessness

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)
- Continue to assist social service providers targeting special needs populations in developing affordable housing for their clients.

- Lobby state and federal legislators to allow Medicaid payments to be used for congregate care facilities.

Other PHA Goals and Objectives: (list below)

Goal #1 Utilize HACSB resources in an efficient, coordinated and results oriented manner.

- Adopt a Five-Year plan.
- Adopt an annual action plan as part of the annual budget process.
- Develop and adopt HUD-required Five-year and annual plans consistent with the HACSB 5 year and annual action plans.
- Utilize commission and/or staff ad hoc subcommittees or task forces to address policy and administrative issues.
- Identify major work items annually and assign and set appropriate deadlines for completion and procedures for tracking work items.
- Assess day-to-day operational procedures for improved efficiency.
- Develop a process that identifies staff talents and interests so that work is appropriately assigned.

Goal #2: Preserve HACSB's sound fiscal position.

- Monitor expenditures and maintain revenue while seeking other revenue sources to sustain and develop programs.
- Promote HACSB's fiscal stability by maintaining a healthy economic mix of lower income eligible residents in our various housing programs.
- Teach staff to contribute to and work within budget priorities.
- Establish a long-term Capitalization Budget for all Non-HUD (locally owned) properties.
- Initiate performance based budgeting for departments.
- Advocate at the federal, state and local level for adequate funding for the operation and expansion of affordable housing programs.
- Inform residents of the costs associated with operating subsidized housing so that the care of HACSB property is promoted and maintained.

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 in order to accomplish our mission, embrace our vision, and be open to change.
- Involve all HACSB staff in the decision making process and promote team building through quarterly staff meetings and task forces.
- Foster improved communication, employee morale and problem solving amongst all staff through the 5 C's committee, which is based upon the core values of Compassion, Commitment, Cooperation, Competence and Communication.
- Require management staff to continually monitor and update their annual management performance contract to maximize their management function.
- Continue to provide training and educational opportunities for staff growth.
- Increase awareness and understanding of employee benefits.

Goal #4 Promote the HACSB's role as a community leader in the development of a "Sustainable Community"

- Continue HACSB's high visibility and positive image through increased involvement by Commissioners and staff in community issues and concerns. Promote staff, commission and resident involvement in the community...Boards, task forces, commissions related to a sustainable community.
- Increase HACSB's representation on regional planning and transportation governmental task forces and legislative bodies.

- Strengthen HACSB's Public Relations campaign.
 - ~ Develop high quality PR materials.
 - ~ Debunk the myths of affordable housing residents and properties.
- Encourage conservation and recycling and use of recycling materials.
- Encourage regional solutions to housing/planning issues.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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 2004 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)

Optional Attachments:

- Attachment B: PHA Management Organizational Chart (CA076b01)
- Attachment D: FY 2004 Capital Fund Program 5 Year Action Plan
- Attachment F: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

- Other (List below, providing each attachment name)
 - Attachment E: FY2003 Capital Fund Program Annual and 5-Year Plan Performance Evaluation Report – Period Ending 9-30-2003 (CA076e01)
 - 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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
<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 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
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	The most recent Public Housing Drug Elimination Program (PHEDEP) 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	Loca-tion
Income <= 30% of AMI	3,400 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	2	4	2	1
Elderly	2,500 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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
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
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: 2000
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
 - UCSB Economic Forecast Project – March 2003
 - Santa Barbara County Real Estate & Economic Outlook – Mid-Year Update 2003

**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	3,032		310 aprox
Extremely low income <=30% AMI	1,472	48.55%	
Very low income (>30% but <=50% AMI)	1,055	34.81%	
Low income (>50% but <80% AMI)	486	16.02%	Note: Some applicants apply and are indicating above 80%
Families with children	806	26.58%	
Elderly families	315	10.37%	
Families with Disabilities	439	14.49%	
White (Non-Hispanic)	1,617	53.33%	
Hispanic	1,415	46.67%	
Black	232	7.65%	
American Indian	87	2.87%	
Asian or Pac. Islander	67	2.21%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,939	63.95%	
2 BR	933	30.77%	
3 BR	141	4.65%	
4 BR	19	.63%	
5 BR	N/A	N/A	
5+ BR	N/A	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: (select one)

Public Housing

	# of families	% of total families	Annual Turnover
Waiting list total	3,533		30 approx.
Extremely low income <=30% AMI	1,817	51.42%	
Very low income (>30% but <=50% AMI)	1,121	31.74%	
Low income (>50% but <80% AMI)	568	16.08%	
Families with children	930.94	26.35%	
Elderly families	466	13.19%	
Families with Disabilities	668	18.90%	
White (Non-Hispanic)	1,809	51.19%	
Hispanic	1,724	48.81%	
Black	252	7.15%	
American Indian	115	3.26%	
Asian/Pacific Islndr.	79	2.24%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	2,178	61.67%	
2 BR	1,135	32.14%	
3 BR	194	5.50%	
4 BR	23	.66%	
5 BR	N/A	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
- Reduce turnover time for vacated public housing units - *ongoing*
- 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 – exception rents
- 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 standards above 120% for all bedrooms size should the rental market increase

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 through public support via 501(c3) bond issues and grants.**
- b. **Using Owned Housing Reserves for Development**
- c. **HACSB will continue to explore the possibility of creating additional dwelling units on various existing public housing sites. Several sites have been identified that could allow for increased densities – three such sites are: Pearl Gardens (13-21 S. Soledad), Vista La Cumbre (175 S. La Cumbre Lane) and Presidio Springs (721 Laguna Street).**

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 – Maintain Designation of Presidio Springs and Vista La Cumbre
- Apply for special-purpose vouchers targeted to the elderly, should they become available

- Other: (list below)
- Continue to 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)

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

- 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 its Owned Housing Reserve dollars for creating additional office 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.
- 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.
- 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.
- Partnering with Private Developers and other non-profit agencies – With the limited supply of developable land available, developers are now turning to HACSB for help in developing affordable units to include in their own developments. This is an excellent avenue to ensure that more affordable rental/for sale products are developed.
- Regional/local cooperation and community support – There is a growing level of support for affordable housing developments amongst the differing regional/local government entities and the general populace. This level of support will help to ensure future developments. The awareness for the need of additional affordable/workforce housing in our community has been raised and is also recognized as a priority.
- There continues to be non-federal sources (e.g. local, state and private) of funding that the Housing Authority may access in the future to help facilitate the development and acquisition of affordable housing.
- Other funding sources are also increasing in availability, such as local grants, donations and low-interest loans from several local foundations.

(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 2000 grants)		
a) Public Housing Operating Fund	0	
b) Public Housing Capital Fund	990,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,095,896	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
Other Federal Grants (list below)	0	N/A
Shelter Plus Care	552,500	N/A
FSS Coordinator	105,840	ACC
Rent Supplement Program	240,000	ACC
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,393,000	Public Housing Operations
Interest	33,000	Public Housing Operations
4. Other income (list below)		
Multi-Family Rent	386,600	Low-income housing operations
Section 8 Interest on Op. Reserves	11,500	Section 8 Operations
5. Non-federal sources (list below)		
Local Programs – Dwelling Rental	4,237,800	PHA Operations
Local Programs – Entrepreneurial	536,200	PHA Operations
Total resources	\$28,582,336	

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
- Other (describe) – Credit History

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?

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?

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)
 - To enhance the overall operations of the agency, in order to continue its mission.

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 (South Coast of Santa Barbra County)
- 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)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

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 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)

- **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)
PHA website – 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?

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)
 - **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)

- **All applications must physically arrive at the main office. However, the application itself and information regarding the application may be downloaded from the agency web site – www.hacsb.org**

(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. (FYI, we give ext's to anyone)
- 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 (**South Coast of Santa Barbara County**)
- 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**
 - **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 (FYI, this doesn't carry points)
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 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)

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

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)

- 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 – The one property that was previously set as a ceiling rent property 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	650
2	900
3	1000
4	1200
5	1300

- **HACSB anticipates raising the Flat rents in FY2004 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)

The South Coast of Santa Barbra County is one of the most expensive areas in the nation with regard to housing cost. Although the vacancy rates have increased somewhat over the past year, the market for rental housing remains extremely tight. The average cost of a 2 bedroom apartment on the South Coast is about \$1,500 per month which is over 110% of the HUD established Fair Market Rent level for the area. 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) based on the October 1, 2002 Publication of the FMRs. Our agency will actively seek these exception rent approval of for the October 2004 publication of the Fair Market Rents should the market dictate.

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 monitoring of market conditions**

(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.
- 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 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	F.U.P. 100 HOMELESS 25 (Included in numbers 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 : **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:

HACSB intends to use a portion of its Owned Housing Reserves to supplement other sources of financing on the Volunatrio 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: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Vista La Cumbre 1b. Development (project) number: CA16-P076-014
2. Designation type: Occupancy by only the elderly <input 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(07/04/2003)</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?
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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/04/2003)	
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 – original Designation Plan Approved March of 1997..this is a two year extension
7. 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)]

Note: The Housing Authority of the City of Santa Barbara has studied the possibility of a formal homeownership utilizing the Section 8 Homeownership Voucher option. Unfortunately, due to the extreme high cost of housing in the area (\$950,000 = median home price on the South Coast of Santa Barbara County), the feasibility of utilizing these vouchers for such a purpose would be virtually impossible. HACSB does have an informal homeownership program that is included in our FSS programs. 19 of our FSS graduates have graduated and purchased homes.

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 6/1/1998

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)
- **State'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
- 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)
Family Build	128	Target Selection	PHA main office	Both
Catholic Charities	16	Target Selection	PHA main office	Section 8
Training Program	11	Target Selection	PHA main office	Public Housing
Planned Parenthood	6	Targeted Selection	PHA main office	Public Housing
Girl Scouts	20	Targeted Selection	PHA main office	Public Housing
Vita Program Training (Income Tax Preparation)	12	Targeted Selection	PHA main office	Both
Summer Campership Program	100	Targeted selection	PHA main office	Public housing
GreenNet Project	70	Targeted selection	PHA main office	Public housing
Community Oriented Policing	N/A	Targeted selection	PHA main office	Public housing
Supportive Services for Disabled	52	Targeted selection	PHA main office	Both
College Bound	119	Targeted selection	PHA main office	Both
C.N.A Training	10	Targeted selection	PHA main office	Section 8
Adult Literacy Programs	22	Targeted selection	PHA main office	Both
Family Opportunity Center	132	Targeted selection	PHA main office	Both
Imigration/Citizenship	30	Targeted selection	PHA main office	Both

Computer Training for Adults/Youth	20 per workshop	Targeted selection	PHA main office	Both
G.E.D Programs	45	Targeted selection	PHA main office	Both
ESL – Adult ED	20	Targeted selection	PHA main office	Both
Career Evaluation	20	Targeted selection	PHA main office	Both
Budget/Credit Counseling – Consumer Credit Counseling	20 per quarter	Targeted selection	PHA main office	Both
Investment Counseling – Sun	20 per workshop	Targeted selection	PHA main office	Both
Health Families Program	56	Targeted selection	PHA main office	Both
Entrepreneurial Workshops – Women’s Economic Ventures	2	Targeted selection	PHA main office	Both
Legal Counseling – Legal Aid	20	Targeted selection	PHA main office	Both
Family Literacy Program	22	Targeted selection	PHA main office	Both
Mobile Meals	55	Targeted selection	PHA main office	Both
Senior Health Screening	14 per month	Targeted selection	PHA main office	Both
Senior Lunch programs	60	Targeted selection	PHA main office	Public housing
Senior Case Management	85	Targeted selection	PHA main office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 12/10/03)
Public Housing	PH-Voluntary slots Only - 46	36
Section 8	356	195

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- **Monteria Village**
- **Wilson Cottages**
- **Elise Way**
- **Sycamore Gardens**
- **Casitas Castillo (La Casa Castillo?)**

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)

- **Monteria Village**
- **Pearl Gardens**
- **Wilson Cottages**
- **Elise Way**
- **Sycamore Gardens**
- **Casitas Castillo (La Casa Castillo)**

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)

- **Monteria Village**
- **Wilson Cottages**
- **Elise Way**
- **Sycamore Gardens**
- **Casitas Castillo...**
- **Pearl Gardens**

D. Additional information as required by PHDEP/PHDEP Plan

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

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

Note: PHDEP is a cancelled program. However, if this program were to be reinstated in some format, this agency would be eligible to participate.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment G

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 all CFP funds to the fullest extent possible allowed by HUD including capital investment for acquisitions and construction of future developments.***

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 F: CA076f01
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

- **Solicited interest from all residents. Appointments made by the Mayor of the City of Santa Barbara with City Council concurrence per California state law. (Requires that two of the seven member board be residents – one who must be 62 years of age or older).**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

- **Mayor and 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: (provide name here)

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

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	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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 2004

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]

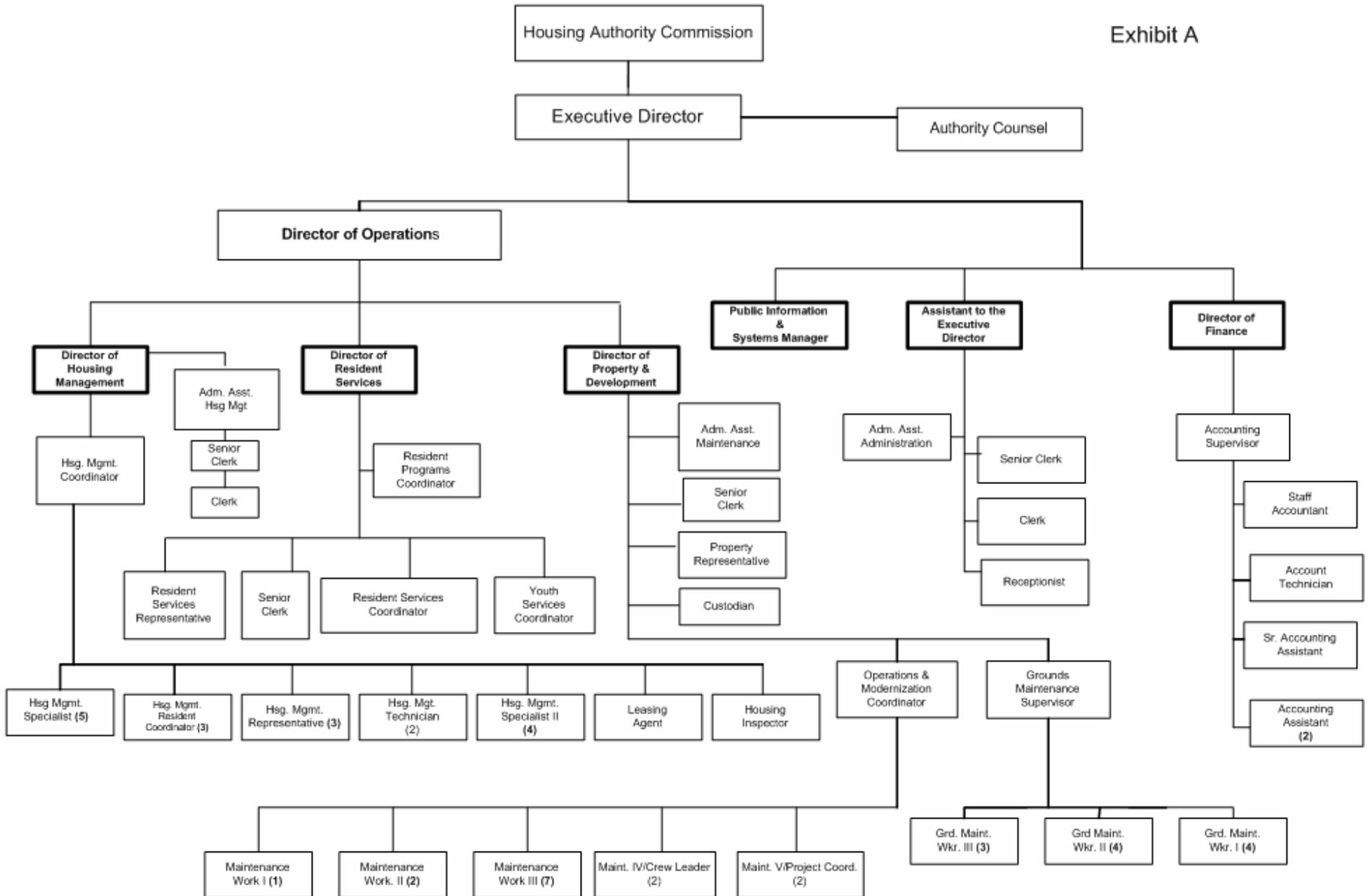


HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT B

MANAGEMENT ORGANIZATION CHART
(CA076B01)



* Position Vacant - Unfunded



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT C

FY 2004 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.: 501-04 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2004
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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	81,420.00		0.00	0.00
4	1410 ADMINISTRATION	81,420.00		0.00	0.00
5	1411 AUDIT	-		0.00	0.00
6	1415 LIQUIDATED DAMAGES	-		0.00	0.00
7	1430 FEES AND COSTS	114,060.00		0.00	0.00
8	1440 SITE ACQUISITION	-		0.00	0.00
9	1450 SITE IMPROVEMENTS	112,900.00		0.00	0.00
10	1460 DWELLING STRUCTURES	196,800.00		0.00	0.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	16,500.00		0.00	0.00
12	1470 NONDWELLING STRUCTURES	12,000.00		0.00	0.00
13	1475 NONDWELLING EQUIPMENT	28,250.00		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	7,000.00		0.00	0.00
18	1499 DEVELOPMENT ACTIVITIES	99,000.00		0.00	0.00
19	1501 COLLATERIZATION OR DEBT SERVICE				
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	64,859.00			
21	Amount of Annual Grant (lines 2-20)	814,209.00	-	-	-
22	Amount of line 21 Related to LBP Activities				
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 III: Implementation Schedule							
PHA Name: Housing Authority of the City of Santa Barbara			Grant Type and Number: Capital Fund Program Grant No.: 501- Replacement Housing Factor Grant No.:			FFY of Grant Approval: 2004	
Development Number/Name HA-wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Reavised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide 1408	2nd quarter '06			4th quarter '07			
Mgmt Needs	(03/31/2006)			(09/30/2007)			
PHA-Wide 1410	2nd quarter '06			4th quarter '07			
Admin	(03/31/2006)			(09/30/2007)			
PHA-Wide 1430	2nd quarter '06			4th quarter '07			
PHA-Wide	(03/31/2006)			(09/30/2007)			
76-02	2nd quarter '06			4th quarter '07			
76-03	2nd quarter '06			4th quarter '07			
76-04	2nd quarter '06			4th quarter '07			
76-05	2nd quarter '06			4th quarter '07			
76-06	2nd quarter '06			4th quarter '07			
76-07	2nd quarter '06			4th quarter '07			
76-10	2nd quarter '06			4th quarter '07			
76-12	2nd quarter '06			4th quarter '07			
76-13	2nd quarter '06			4th quarter '07			
76-14	2nd quarter '06			4th quarter '07			
76-15	2nd quarter '06			4th quarter '07			
76-16	2nd quarter '06			4th quarter '07			
76-17	2nd quarter '06			4th quarter '07			
76-19	2nd quarter '06			4th quarter '07			
76-21	2nd quarter '06			4th quarter '07			
76-22	2nd quarter '06			4th quarter '07			
76-23	2nd quarter '06			4th quarter '07			
76-25	2nd quarter '06			4th quarter '07			
76-27	2nd quarter '06			4th quarter '07			

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.: 501-0 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2004		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised			
PHA-Wide	STAFF TRAINING	1408 -12- 53 00	60 staff	\$1,800				
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 53 00	5 trainees	\$45,650				
PHA-Wide	SECURITY	1408 -16- 53 00	n/a	\$3,500				
PHA-Wide		1408 -18- 53 00	n/a					
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 53 00	9	\$7,900				
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 53 00	492 units	\$20,500				
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 53 00	"	\$2,070				
PHA-Wide	ETC.	1408 -xx- 53 00	"					
	1408 SUBTOTAL			\$81,420				
PHA-Wide	ADMIN.	1410 -01- 53 00	pro-rata	\$63,600				
PHA-Wide	"	1410 -04- 53 00	"	\$300				
PHA-Wide	"	1410 -09- 53 00	"	\$14,460				
PHA-Wide	"	1410 -10- 53 00	"	\$450				
PHA-Wide	"	1410 -12- 53 00	"	\$220				
PHA-Wide	"	1410 -16- 53 00	"	\$790				
PHA-Wide	"	1410 -19- 53 00	"	\$1,600				
	1410 SUBTOTAL			\$81,420				
76-02	ARCHITECTURE (contract)	1430 -01- 53 xx	n/a	\$57,660				
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	"	\$700				
76-02	PERMIT FEES	1430 -06- 53 xx	"	\$4,500				
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	"	\$51,200				
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			\$114,060				

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.: 501-0 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2004	
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	Status of Proposed Work (2)
				Original	Revised (1)		
76-02	SITE WORK FOR NEW UNITS/REHAB (FA & C)	1450 -10- 53 02	42 units	\$55,000			
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 03	15 units	\$3,000			
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	\$4,200			
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 10	46 units	\$20,000			
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 13	18 units	\$3,000			
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 14	78 units	\$4,500			
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	\$20,000			
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 21	24 units	\$1,200			
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 23	22 units	\$2,000			
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			\$112,900			
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 02	42 units	\$7,800			
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 03	18 units	\$3,000			
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 04	18 units	\$6,000			
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 05	8 units	\$3,000			
76-06	GEN PLM/HTG/ELEC/PNT & CABS (FA & C)	1460 -10- 53 06	16 units	\$27,300			
76-07	GEN REHAB/INCL ROOF R&R (FA & C)	1460 -10- 53 07	122 units	\$88,100			
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 10	46 units	\$11,300			
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	\$22,500			
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 14	78 units	\$9,000			
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	\$3,000			
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 17	17 units	\$3,700			
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 19	24 units	\$3,700			
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 21	20 units	\$4,200			
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	\$3,700			
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 25	4 units	\$0			
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 27	11 units	\$0			
	1460 SUBTOTAL			\$196,800			



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT D

FY 2004 CAPITAL FUND PROGRAM 5 YEAR ACTION PLAN
(CA076d01)

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name:				[X] Original 5-Year Plan	
Housing Authority of the City of Santa Barbara				[] Revision Number ____	
Development Number/Name HA Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2005 PHA FY: 2005-06	FFY Grant: 2006 PHA FY: 2006-07	FFY Grant: 2007 PHA FY: 2007-08	FFY Grant: 2008 PHA FY: 2008-09
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)		233,000	508,000	524,000	24,000
76-04 Meigs Road (FA & C)		18,000	98,000	84,000	84,000
76-05 Scattered Sites (FA & C)		3,000	129,000	104,000	4,000
76-06 Elise Way (FA & C)		116,000	226,000	23,000	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 Hoit Gardens (FA & C)		50,000	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	88,000	123,000	40,000	10,000
76-21 Sycamore Gardens (FA & C)		128,000	58,000	158,000	158,000
76-22 Salinas (FA & C)		0	4,000	4,000	4,000
76-23 Scattered Sites (FA & C)		26,000	256,000	44,000	94,000
76-25 Pico/Salsipuedes (FA & C)		8,000	48,000	0	0
76-27 82 N. La Cumbre (FA & C)		48,000	0	2,000	2,000
1410 Administrative		0	102,500	110,000	110,000
1430 Arch, Fees, & Tests		102,500	137,200	150,000	150,000
1465 Dwelling equipment		137,200	20,820	25,000	25,000
1470 Non-dwelling Structures		20,820	40,000	40,000	40,000
1475 Equip & vehicles		40,000	31,230	40,000	40,000
1495 Relocation		31,230	9,460	15,000	15,000
Mod used for development		incl above	incl above	800,000	800,000
CFP Funds for 5-Year Plan		3,066,590	3,939,050	2,637,840	1,966,840
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 4 FFY: 2007 PHA FY: 2007-08			Work Statement for Year 5 FFY: 2008 PHA FY: 2008-09		
	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		Landscape rehab	60000
		Site rehab for drainage	60,000			
	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 replacement	15,000	76-07 Presidio Springs	Vacancy rehabs	16,000
76-07 Presidio Springs	Vacancy rehabs	16,000				
	Subtotal of CFP Estimated Cost	\$904,840 continued		Subtotal of CFP Estimated Cost	\$289,840 continued	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2007 PHA FY: 2007-08			Work Statement for Year 5 FFY: 2008 PHA FY: 2008-09			
	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	Roofing replacement		60,000		
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			\$457,000 continued

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY: 2007 PHA FY: 2007-08			Work Statement for Year 5 FFY: 2008 PHA FY: 2008-09				
	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 70,000		
	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 Structure 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			\$1,280,000
	Total of CFP Estimated Cost			\$2,637,840	Total of CFP Estimated Cost			\$2,026,840

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005-06			Work Statement for Year 3 FFY Grant: 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: included with 501-03/04	Vacancy rehabs	36,000	76-02 Scattered Sites:	Vacancy rehabs	36,000
	included with 501-03/04	Site rehab @ So Vol	12,000		Building upgrade/design	800,000
	included with 501-03/04	Patios & walls @ So Vol	56,000		Patios & walls @ Monteria	200,000
	included with 501-03/04	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	18,000
		Site rehab	215,000		Add units	400,000
	76-04 Meigs Road	Vacancy rehabs	18,000		Patios & walls	90,000
	76-05 810 Vine, et al	Vacancy rehabs	3,000	76-04 Meigs Road	Vacancy rehabs	18,000
					Roofing replacement	80,000
	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	80,000
		Furnace replacement	67,000			
	Subtotal of CFP Estimated Cost	\$896,840 continued		Subtotal of CFP Estimated Cost	\$1,898,840 continued	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005-06			Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006-07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-07 Presidio Springs	Vacancy rehabs	12,000	76-06 Elise Way	Vacancy rehabs	6,000
		Sidewalk/fence replacement	60,000		Skylights & bathroom rehab	220,000
	(use OH Reserves)	Add administrative offices	400,000			
	(use OH Reserves)	Parking lot reconfigure	120,000	76-07 Presidio Springs	Vacancy rehabs	12,000
		Roofing replacement	300,000		Building upgrades/decks	200,000
					Site rehab for drainage/light	120,000
	76-10 Presidio Gardens	Vacancy rehabs	16,000			
		Building frontage upgrades	98,000			
		Partial roof replacement	80,000	76-10 Presidio Gardens	Vacancy rehabs	16,000
		Site rehab for reduced maint.	40,000		Tot lot & rubber surface	50,000
	72-12 Arroyo Miradero	Vacancy rehabs	3,000	76-12 Arroyo Miradero	Vacancy rehabs	3,000
		Building wash & oil	40,000		Site rehab for drainage	60,000
					Landscape rehab for safety	30,000
	76-13 San Pascual, et al	Vacancy rehabs	8,000			
		LBP abate @ 1831 De La Vir	40,000	76-13 San Pascual, et al	Vacancy rehabs	8,000
		Bldg rehab @ 1831 De La Vi	80,000		Bldg rehab @ San Pascual	80,000
		Driveway @ 1831 De La Vina	30,000		Site rehab @ San Pascual	50,000
				Patio upgrade @ SP	40,000	
76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000				
	Stucco, rail, door replacemen	60,000	76-14 Vista La Cumbre, et al	Vacancy rehabs	18,000	
	Site rehab for reduced maint.	30,000		Windows @ Wilson	75,000	
	Sidewalk/arbors @ Wilson	60,000		Parking lot rehab @ various	50,000	
	Windows @ Old Coast	20,000		Property access @ Carrillo	100,000	
	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 Grant: 2005 PHA FY: 2005-06			Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006-07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-15 Hoit Gardens	Roofing replacement	50,000	76-15 Hoit Gardens	n/a	0
				76-16 Castillo Court	Vacancy rehabs	4,000
	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 main	60,000
	76-17 La Casa Castillo	Vacancy rehabs	8,000	76-19 Via Diego	Vacancy rehabs	8,000
		Repaint exterior	35,000		Rehab for roof drainage	15,000
	76-19 Via Diego	Vacancy rehabs	8,000		Roofing replacement	100,000
		Entry rehab Phase II	40,000	76-21 Sycamore lane	Vacancy rehabs	8,000
		Parking rehab	40,000		Tot lot	50,000
	76-21 Sycamore Lane	Vacancy rehabs	8,000		Roofing replacement	100,000
		Site upgrade	120,000	76-22 Salinas Street	Vacancy rehabs	4,000
	76-22 Salinas Street	Vacancy rehabs	0	76-23 West Victoria, et al	Vacancy rehabs	16,000
					Bldg upgrades @ Victoria	240,000
	76-23 West Victoria, et al	Vacancy rehabs	16,000			
		Site improvements @Victoria	10,000	76-25 Pico/Salsipuedes	Vacancy rehabs	8,000
		Window replacement	40,000		Roofing replacement	40,000
76-25 Pico/Salsipuedes	Vacancy rehabs	8,000		Sliding door replacement	10,000	
	Back patios & driveway	40,000				
	Subtotal of CFP Estimated Cost	\$442,000 continued		Subtotal of CFP Estimated Cost	\$671,000 continued	

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005-06			Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006-07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-27 82 North La Cumbre	Vacancy rehabs	0	76-27 82 North La Cumbre	Vacancy rehabs	0
		Tot lot & surface	48,000			
		Landscape upgrade	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 (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
	Subtotal of CFP Estimated Cost		\$1,209,210	Subtotal of CFP Estimated Cost		\$1,141,210
	Total of CFP Estimated Cost		\$4,063,050	Total of CFP Estimated Cost		\$4,849,050



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT E

CAPITAL FUND PROGRAM EVALUATION REPORT
PERIOD ENDING 9-30-2003
(CA076E01)

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:)

XX Performance & Evaluation Report for Program Year Ending 2003 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	81,420.00		70,000.00	18,314.53
4	1410 ADMINISTRATION	81,420.00		81,420.00	33,458.71
5	1411 AUDIT	-		0.00	0.00
6	1415 LIQUIDATED DAMAGES	-		0.00	0.00
7	1430 FEES AND COSTS	114,060.00		#####	25,042.89
8	1440 SITE ACQUISITION	-		0.00	0.00
9	1450 SITE IMPROVEMENTS	190,200.00		#####	99,557.32
10	1460 DWELLING STRUCTURES	138,500.00		#####	53,104.33
11	1465.1 DWELLING EQUIPMENT- Non Expend	16,500.00		12,814.17	6,037.46
12	1470 NONDWELLING STRUCTURES	12,000.00		0.00	0.00
13	1475 NONDWELLING EQUIPMENT	28,250.00		1,992.32	1,992.32
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	7,000.00		0.00	0.00
18	1499 DEVELOPMENT ACTIVITIES	80,000.00		60,000.00	0.00
19	1501 COLLATERIZATION OR DEBT SERVICE				
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	64,859.00			
21	Amount of Annual Grant (lines 2-20)	814,209.00	-	568,937.00	237,507.56
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 Cost		Total Actual Cost		Status of Work
				Original	Revised			
PHA-Wide	STAFF TRAINING	1408 -12- 53 00	60 staff	\$1,800			2,399.77	
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 53 00	5 trainees	\$45,650			9,905.48	
PHA-Wide	SECURITY	1408 -16- 53 00	n/a	\$2,300				
PHA-Wide	FILE UPGRADE	1408 -18- 53 00	n/a	\$1,200				
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 53 00	9	\$7,900			287.50	
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 53 00	492 units	\$20,500			5,721.78	
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 53 00	"	\$2,070				
PHA-Wide	ETC.	1408 -xx- 53 00	"					
	1408 SUBTOTAL			\$81,420			18,314.53	
PHA-Wide	ADMIN.	1410 -01- 53 00	pro-rata	\$63,600			25,101.51	
PHA-Wide	"	1410 -04- 53 00	"	\$300				
PHA-Wide	"	1410 -09- 53 00	"	\$14,460			7,045.05	
PHA-Wide	"	1410 -10- 53 00	"	\$450			123.71	
PHA-Wide	"	1410 -12- 53 00	"	\$220				
PHA-Wide	"	1410 -16- 53 00	"	\$790			970.04	
PHA-Wide	"	1410 -19- 53 00	"	\$1,600			218.40	
	1410 SUBTOTAL			\$81,420			33,458.71	
76-02	ARCHITECTURE (contract)	1430 -01- 53 xx	n/a	\$57,660			5,759.98	
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	"	\$700			5.00	
76-02	PERMIT FEES	1430 -06- 53 xx	"	\$4,500				
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	"	\$51,200			19,277.91	
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			\$114,060			25,042.89	

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
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Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)			
76-02	SITE WORK FOR NEW UNITS/REHAB (FA & C)	1450 -10- 53 02	42 units	\$72,000				
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 03	15 units	\$29,000				
76-04	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 04	18 units	\$0			275.73	
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	\$8,200			1,194.05	
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 10	46 units	\$0			1,013.20	
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 13	18 units	\$0			92.32	
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 14	78 units	\$14,500			1,066.26	
76-15	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 15	8 units	\$0			906.72	
76-17	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 17	17 units	\$0			98.05	
76-19	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 19	21 units	\$56,800			84,858.80	
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 21	24 units	\$3,700			5,122.95	
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 53 23	22 units	\$6,000			964.56	
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			3,964.68	
	1450 SUBTOTAL			\$190,200			99,557.32	
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 02	42 units	\$24,000			1,254.26	
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 03	18 units	\$3,000			8,218.15	
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 04	18 units	\$6,000			1,013.13	
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 05	8 units	\$3,000				
76-06	GEN PLM/HTG/ELEC/PNT & CABS (FA & C)	1460 -10- 53 06	16 units	\$27,300			999.97	
76-07	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 07	122 units	\$9,000			8,753.67	
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 10	46 units	\$11,300			5,231.24	
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	\$19,000			3,737.56	
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 14	78 units	\$9,000			12,201.74	
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	\$3,000			4,150.05	
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 17	17 units	\$7,200			199.34	
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 19	24 units	\$0			2,900.84	
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 21	20 units	\$12,000			3,339.29	
76-22	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 22	10 units	\$0			250.86	
76-23	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 23	15 units	\$3,700			773.55	
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 25	4 units	\$500			80.68	
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 53 27	11 units	\$0				
	1460 SUBTOTAL			\$138,500			53,104.33	

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- 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 Reavised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide 1408 Mgmt Needs	4th quarter '05 (09/16/2005)			4th quarter '07 (09/16/2007)			All items ahead of schedule
PHA-Wide 1410 Admin	4th quarter '05 (09/16/2005)			4th quarter '07 (09/16/2007)			
PHA-Wide 1430 PHA-Wide	4th quarter '05 (09/16/2005)			4th quarter '07 (09/16/2007)			
76-02	4th quarter '05			4th quarter '07			
76-03	4th quarter '05			4th quarter '07			
76-04	4th quarter '05			4th quarter '07			
76-05	4th quarter '05			4th quarter '07			
76-06	4th quarter '05			4th quarter '07			
76-07	4th quarter '05			4th quarter '07			
76-10	4th quarter '05			4th quarter '07			
76-12	4th quarter '05			4th quarter '07			
76-13	4th quarter '05			4th quarter '07			
76-14	4th quarter '05			4th quarter '07			
76-15	4th quarter '05			4th quarter '07			
76-16	4th quarter '05			4th quarter '07			
76-17	4th quarter '05			4th quarter '07			
76-19	4th quarter '05			4th quarter '07			
76-21	4th quarter '05			4th quarter '07			
76-22	4th quarter '05			4th quarter '07			
76-23	4th quarter '05			4th quarter '07			
76-25	4th quarter '05			4th quarter '07			
76-27	4th quarter '05			4th quarter '07			



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT F

RESIDENT ADVISORY BOARD
RECOMMENDATIONS/COMMENTS
(CA076f01)

Resident Advisory Council Members Comments

The Annual Fiscal Year 2004 Plan was given to the Resident Advisory Board (RAC) for review. The comments and concerns of the RAC are listed below:

1. The PHA plan should include under Section 3. PHA Policies Governing Eligibility, Selection, and Admissions (4) Admissions Preferences: Establish a criteria for admission preferences; if not, preference should be granted to families and individuals who at the time of admission to public housing are currently and actively enrolled in educational, training or upward mobility programs. Such consideration of educational endeavors of perspective applicants may increase the odds of selection eligibility. Additionally, support to those who are already inclined towards upward mobility will allow them to achieve HUD's goal of promoting family self-sufficiency.
2. Section 13 PHA Safety and Crime Prevention Measures (C) Coordination between PHA and the Police: The PHA should develop a policy where resident(s) of public housing who are reported to be involved in violent/drug-related crimes should perform a designated number of community service hours related to safety and crime prevention within their complex area. Furthermore, the conditions of completion of community services should be complete within a specified time; failure to do so, the families /individuals should be barred or denied future admission to Public Housing. Additionally, the RAC and Police department would develop a more formal "neighborhood watch" program, which includes the participation of all Public Housing residents so that all residents may take an active approach to preventing crime; thus promoting safety within their development.
3. Attachment G: Public Housing Pet Policy, Section B Standard for Pets (3) Types of Pets Allowed (Common Household Pets) (a) 2: Our concern is the use of the word "may "approve, it may suggest that pets over 35lbs are acceptable. Therefore, RAC recommends the following: Maximum adult weight: 35 lbs (Exception to the maximum weight is given to families or individuals with disabilities subject to HACSB approval of the appropriate dwelling.

4. Section 9 Designation of Public Housing for Occupancy by Elderly Families with Disabilities or Elderly Families and Families with Disabilities: The PHA should make provision or consideration for a two-bedroom unit for elderly individuals with disabilities to have a companion with their own bedroom instead of using the living area as a sleeping area.

Section 11 Homeownership Programs Administered by the PHA: The PHA should provide an explanation as to why it does not offer homeownership programs. Besides, in lieu of home ownership specific programs, the Housing Authority operates a highly successful Family Self-Sufficiency program (FSS). FSS is a Public Housing initiative designed to move families receiving housing assistance and related government subsidies to a more independent lifestyle, free of governmental assistance.



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT G

PUBLIC HOUSING – PET POLICY
(CA076G01)

Chapter 10
PET POLICY
[24 CFR 5.309]

INTRODUCTION

The Housing Authority of the City of Santa Barbara (HACSB) has the discretion to decide when and how the keeping of pets will be allowed in public housing units governed by this document. This Chapter explains HACSB's policies on the keeping of pets in HUD Assisted public housing and sets forth the criteria and standards pertaining thereto. In approving this policy, the Housing Authority Commission finds that the following rules are reasonably related to the legitimate interest of HACSB to provide a decent, safe, and sanitary living environment for all tenants, to protecting and preserving the physical condition of HACSB property, and to the financial interest of HACSB.

Under no circumstances shall any animal (including reptile, fish, arachnid, etc) be brought on to Housing Authority property or be kept on Housing Authority property if such animal is classified as "dangerous" or "endangered" as defined by Federal, State, or local law.

A. MANAGEMENT APPROVAL OF PETS

1. Registration of Pets:

Residents must submit their request for a pet in writing and enter into a Pet Agreement with the PHA. All pets must be approved in advance and registered with HACSB management before they are brought onto the premises.

Pet registration includes:

- a. Current license for the pet in compliance with local ordinances and requirements.
- b. Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.
- c. Dogs and cats must be spayed or neutered unless, a veterinarian certifies that health problems prevent the dog or cat from being spayed or neutered. (If the animal is too young, residents must agree to have them spayed or neutered when they reach a suitable age. If such animals are not spayed or neutered and have offspring, residents will be in violation of the pet policy.)

- d. Execution of a Pet Agreement with HACSB stating that the resident acknowledges complete responsibility for the care and cleaning of the pet.
- e. Registration must be renewed and will be coordinated with the resident's annual re-certification date. Proof of license and inoculation will be submitted at least 30 days prior to the annual reexamination/re-certification.
- f. Approval for the keeping of a pet shall not be extended pending the completion these requirements.

2. Refusal to Register Pets

If HACSB refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements. The notice of refusal may be combined with a notice of a pet violation.

HACSB will refuse to register a pet if:

- a. The pet is not a *common household pet* as defined by this policy;
- b. Keeping the pet would violate any HACSB house or pet rules;
- c. The pet owner fails to provide complete pet registration information, or fails to update the registration annually;
- d. HACSB reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

A resident who cares for another resident's pet must notify HACSB and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

1. Maximum Number of total Pets:

In no event shall the allowed number of pets in a given unit exceed two (2) pets. This document 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

f. Fish aquarium sized from 15 gallons to a maximum of 25 gallons = 1 pet

Note: In no event shall an aquarium of 25 gallons or larger be allowed

Note: Each dog, cat, caged animal and aquarium shall require a pet deposit as defined under Section E of this policy.

2. Animals that Assist persons with Disabilities

Pet rules will be applied to animals who assist persons with disabilities. To be eligible for the reduced pet deposit for disabled persons, the resident/pet owner must certify:

- a. That there is a person with disabilities in the household;
- b. That the animal has been trained to assist with the specified disability; and
- c. That the animal actually assists the person with the disability.

3. Types of Pets Allowed (Common Household Pets)

- a. Dogs (Pit Bulls, Rotweillers, Dobermans and Chows will NOT be allowed under any circumstances)
 1. Maximum number: one (1)
 2. Maximum adult weight: 35 pounds (HACSB may approve larger dogs if deemed appropriate for the dwelling)
 3. Must be housebroken
 4. Must be spayed or neutered
 5. Must have all required inoculations
 6. Must be licensed as specified now or in the future by State law and local ordinance
- b. Cats
 1. Maximum number: one (1)
 2. Must be spayed or neutered
 3. Must have all required inoculations
 4. Must be trained to use a litter box or other waste receptacle
 5. Must be licensed as specified now or in the future by State law or local ordinance
- c. Birds
 1. Maximum number: two (2)

2. Must be enclosed in an acceptable and appropriately sized cage at all times.

d. Fish

1. Maximum aquarium size: 25 gallons
2. Must be maintained on an approved stand to be approved by HACSB management
3. Must be on a ground floor (not allowed on upper stories)

Note: Aquariums sized less than 15 gallons shall not be defined as a pet and will not require a pet deposit

e. Rodents (Rabbits, guinea pigs, hamsters, domestic rats, domestic mice, or gerbils ONLY)

1. Maximum number: two (2)
2. Must be enclosed in an acceptable and appropriately sized cage at all times
3. Must have any or all inoculations as specified now or in the future by State law or local ordinance

f. Reptiles

1. Maximum number: two (2)
2. Maximum weight: 10lbs.
3. Must be enclosed in an acceptable and appropriately sized cage or container at all times

Housing Authority Management must approve any pets not specifically listed above.

C. PETS TEMPORARILY ON THE PREMISES

Pets which are not owned by a resident will not be allowed. Residents are prohibited from feeding or harboring stray animals.

D. DESIGNATION OF PET/NO-PET AREAS

Pets must be maintained within the resident's unit. When outside of 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.

Pets will not be allowed in Housing Offices, Community Centers, laundry areas and Maintenance Shops/areas.

Residents are prohibited from tying/chaining their pets to stairwells, railings, lawn, or other common areas in or around their units.

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

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 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. HACSB reserves the right to change or increase the required deposit by amendment to these rules.

Residents with trained guide dogs, signal dogs, or service dogs are exempt from paying an additional pet deposit.

F. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

G. PET WASTE REMOVAL AND OTHER CLEANING/REPAIR CHARGES

Resident/pet owner is responsible for all pet waste from the assisted unit and surrounding areas. Pet deposit and pet waste removal charges are not part of rent payable by the resident. All reasonable expenses incurred by HACSB as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

1. Cleaning and related waste removal;
2. The cost of repairs and replacements to the dwelling unit or HACSB property;
3. Fumigation of the dwelling unit.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge. If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit. The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first. The expense of flea de-infestations shall be the responsibility of the resident.

H. 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.

I. CLEANLINESS REQUIREMENTS

1. Litter Box Requirements

- a. 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.
- b. Litter shall not be disposed of by being flushed through a toilet.
- c. Litter boxes shall be stored inside the resident's dwelling unit.

2. Removal of Waste From Other Locations

- a. 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.
- b. Any unit occupied by any pet will be fumigated at the time the unit is vacated at the expense of the resident/pet owner
- c. The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

J. PET CARE

- 1. 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.
- 2. All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.
- 3. Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

K. RESPONSIBLE PARTIES

At the time the pet is registered with HACSB, the resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

L. INSPECTIONS

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, un-caged pets shall be restrained by the resident/pet owner during any inspection so as to avoid any possible encounter between the pet and inspector..

M. PET RULE VIOLATIONS

1. Pet Rule Violation Notice

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

1. That the resident/pet owner has ten (10) days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;
2. That the resident/pet owner is entitled to be accompanied by another person of his or her choice at the meeting, and;
3. That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate tenancy.

If the pet owner requests a meeting within the ten (10) day period, the meeting will be scheduled no later than ten (10) calendar days after the date of their request for a meeting, unless the pet owner agrees to a later date in writing.

2. Remedies

Nothing in this section 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 are or flea infestation. Refer to section G of this document or the lease agreement for tenant charges.

N. NOTICE FOR PET REMOVAL

If the resident/pet owner and HACSB are unable to resolve the violation at the meeting 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.

The Notice shall contain:

1. A brief statement of the factual basis for HACSB's determination of Pet Rule violations;
2. The requirement that the resident/pet owner must remove the pet within (30) days of the Notice; and
3. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

O. TERMINATION OF TENANCY

HACSB may initiate procedures for termination of tenancy based on a pet rule violation if:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified, and;
2. The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

P. PET REMOVAL

If the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the owner unable to care for the pet, (includes pets who are poorly cared for or have been left unattended for over twenty-four (24) hours) the situation will be reported to the Responsible Parties designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet, or if HACSB after reasonable efforts cannot contact the responsible party, HACSB may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Residents will be responsible for removing deceased pets by contacting the appropriate State or local agency (include the Humane Society or Veterinarian) immediately upon the

death of their pet. Residents are prohibited from disposing of their deceased pets in dumpsters, or burying the deceased pet on or around the development.

Q. EMERGENCIES

HACSB will take all necessary steps to ensure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

R. 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).

The intent of this Policy is to grant individual authorization to possess a pet within their apartment unit and to allow the Housing Authority to reasonably impose additional deposits to cover potential costs incurred for damages caused to Housing Authority Property. Nothing in this Policy shall imply approval or acceptance of such pet ownership to the extent of passing liability to the Housing Authority.

The resident agrees to indemnify HACSB and all of HACSB's agents against all liability, judgments, expense (including costs and attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).

S. RIGHT OF HACSB TO DESIGNATE "PET RESTRICTED PROPERTY"

Certain properties are not conducive to ownership of certain pets. HACSB has the right to restrict pet ownership on certain properties. Listed below are specific property and pet restrictions

Property	Restriction
82 N. La Cumbre	No dogs or cats allowed
1913 San Pascual	No dogs or cats allowed
221-223 W. Victoria	No dogs allowed.

Deleted: allowed



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2004

ATTACHMENT H

PUBLIC HOUSING
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.