

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

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA

HIGH PERFORMING PHA

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2006



**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: 04/2006

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 2005 - 2009
[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 including the rehab of the adjacent 7 unit Public Housing Family Development.
- 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) 97%
- Improve voucher management: (SEMAP score) 82%
- 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.
- Establish a 501C3 Non-Profit organization in order meet additional funding needs of the agency and resident services.

- Coordinate with MTD and others to develop transportation services for our residents

Senior/Disabled:

- Improve the quality of life for senior and disabled residents through on-site supportive services.
- 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.
- Continue to evaluate waiting list applicants and provide services/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: Develop additional affordable housing opportunities for the community.

Action Steps

1. Continue to expand HACSB's low-rent housing inventory through new construction and/or acquisition of existing rental housing.
2. Develop and maintain affordable housing programs such as HACSB's rental Assistance Payment Programs (e.g. Section 8, Shelter + Care, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Santa Barbara's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HACSB is serving the maximum number of families.
3. Utilize local foundations to expand housing and revenue sources not generally available to, nor specifically designed for, "public" housing authorities.
4. Develop a high-density, downtown, non-auto dependent, below-market-rate rental project of 60 +/- studio/efficiency units for homeless persons and/or very low-income downtown workers/residents on HACSB's property located at 315-321 W. Carrillo St.
5. Collaborate with the private sector to develop mixed-use, high-density rental and/or for-sale housing that is 100% affordable to households earning up to 200% of area median income on appropriate parcels in the M-1 (industrial) zone through specific plans.
6. Promote the expansion and viability of the Housing Trust Fund of Santa Barbara County.
7. Continue to assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients.
8. Encourage Santa Barbara City College and UCSB to increase the supply of student housing on the South Coast, which will help the entire region alleviate low vacancy rates in rental housing, a situation that leads to over-crowding and higher rents.
9. Encourage state and federal legislators to allow Medicaid payments to be used for congregate care housing facilities for low-income, frail seniors.
10. Continue to encourage HUD and Congress to both grant and increase the Exception Fair Market Rents or define a new OMB (Office of Management and Budget) housing market area for the South Coast of Santa Barbara County to effectively address the drastic differences in rental housing costs between North and South County, which comprise two distinct housing markets.

11. Recycle approximately 4% of the family tenancies in HACSB's existing rental housing stock per year through resident job training and educational programs so that others on our waiting list can access our affordable housing inventory.
12. Promote home ownership and open market rental opportunities for current HACSB program participants through specific partnerships and community programs (IDA, IDEA) and develop preferences for HACSB residents in securing affordable homeownership opportunities for low-income families on the South Coast.

Goal #2 Utilize Housing Authority resources in an efficient, coordinated and results-oriented manner.

Action Steps

1. Promote Five-Year Action Plan for HACSB.
2. Adopt an Annual Action Plan as part of HACSB's annual budget process.
3. Develop and adopt HUD-required Five-Year and Annual Plans consistent with this 5 Year Plan and related Annual Action Plans.
4. Utilize Commission and/or Staff ad hoc subcommittees or task forces to address certain policy and administrative issues that are complicated and/or long term.
5. Identify major work items annually and assign and set appropriate deadlines for completion and procedures for tracking their completion.
6. Assess day-to-day operational procedures for improved efficiencies.
7. Develop a process that identifies staff talents and interests so that work is appropriately assigned.

Goal #3 Preserve the Housing Authority's sound fiscal position.

Action Steps

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

Goal #4 Promote and secure support services for Housing Authority residents, participants and applicants.

Action Steps

1. Continue to develop and promote strong working relationships with other social service providers so that HACSB residents eligible for their services are identified and appropriately served.
2. Promote a “we care attitude” to HACSB residents and the community so that they feel secure in bringing their problems and concerns to us.
3. Access all available federal, state, local and private foundation resources for the delivery and enhancement of resident services.
4. Establish educational, training and employment opportunities as the principal objective in designing programs for assisting HACSB family residents.
5. Coordinate with MTD and others to develop transportation services for HACSB residents and clients.
6. Improve the quality of life for senior and disabled residents through on-site supportive services. Develop a “needs” survey to identify services that are truly needed.
7. Expand and secure input from HACSB’s senior and disabled residents on HACSB’s Resident Council.
8. Evaluate the need for increasing housing opportunities beyond independent living.
9. Promote enrollment in progressive financial/social programs that promote self-sufficiency (FSS, Flat Rents, etc.)
10. Develop a variety of growth and learning opportunities for younger residents.
11. Develop a means of evaluating waiting list applicants and providing services and linkages to other agencies to prevent homelessness.

Goal #5 Foster a work environment that values and encourages individual and team commitment to Housing Authority goals and objectives.

Action Steps

1. 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.
2. Involve all HACSB staff in the decision making process and promote team building through quarterly staff meetings and task forces.
3. Foster improved communication, employee morale and problem solving among all staff through the 5 C’s Committee, which is based upon the core values of Compassion, Commitment, Cooperation, Competence and Communication.
4. Require Management staff to continually monitor and update their annual management performance contracts to maximize their management function.
5. Continue to provide training and educational opportunities for staff growth.
6. Increase employee awareness and understanding of HACSB’s employee benefit package and how it favorably compares with other local businesses and agencies.

Goal #6 Promote HACSB's role as a community leader in the development of a "Sustainable Community"

Action Steps

1. Pursue/utilize all proven/practical "Green Building" techniques and strategies with respect to all construction related activities.
 - ~ promote and encourage conservation and recycling and use of recycled materials with contractors, residents and vendors.
 - ~ replace two inspector vehicles with fuel-efficient hybrid vehicles and will continue to look at other fuel-efficient hybrid vehicles as fleet replacement occurs.
2. 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 through service on boards, task forces and commissions related to the promotion of a sustainable community.
3. Increase HACSB's representation on regional planning and transportation task forces and legislative bodies.
4. Strengthen HACSB's public relations efforts.
 - ~ Develop high-quality collateral materials.
 - ~ Debunk the myths of affordable housing.
5. Encourage regional solutions to housing and transportation issues.

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan – Note: HACSB IS A HIGH PERFORMING PHA

Streamlined Plan:

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

Troubled Agency Plan

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:

- Admissions Policy for Deconcentration – **Attachment A**
- FY 2006 Capital Fund Program Annual Statement – **Attachment C**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart – **Attachment B**
- FY 2006 Capital Fund Program 5 Year Action Plan – **Attachment D**
- Public Housing Drug Elimination Program (PHDEP)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **Attachment G**

- Other (List below, providing each attachment name)
 - CFP-501-04 – Final Progress Report – **Attachment E**
 - CFP-501-05 – Final Progress Report – **Attachment F**
 - Common HUD Acronyms – **Attachment -H**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	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
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	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
	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
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	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	3,570	5	5	4	4	2	1
Income >30% but <=50% of AMI	2,744	5	5	3	3	2	1
Income >50% but <80% of AMI	4,128	5	5	2	2	2	1
Elderly	3,544	5	5	3	3	2	1
Families with Disabilities	15,493 Disabled households	5	5	4	5	3	1
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset – 2000 dataset
- American Housing Survey data
Indicate year: 2000 for City data, 2004 for countywide data
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
City of Santa Barbara Housing Element Update – 2004
UCSB Economic Outlook Forecast Project – March 2005

**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	2702		240 approx
Extremely low income <=30% AMI	1803	66.7283%	
Very low income (>30% but <=50% AMI)	642	23.7602%	
Low income (>50% but <80% AMI)	243	8.9933%	Note: 14 (.5181% are applicants above 80% of AMI)
Families with children	955	35.3442%	
Elderly families	522	19.3190%	
Families with Disabilities	479	17.7276	Note: Number most likely higher than wait list indicates
White (Non-Hispanic)	1639	60.6588%	
Hispanic	1063	39.3412%	
Black	288	10.6588%	
American Indian	90	3.3309%	
Asian or Pac. Islander	59	2.1836%	
No Race	17	0.6292%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2025	74.9445%	
2 BR	502	18.5788%	
3 BR	98	3.6269%	
4 BR	56	2.0725%	
5 BR	21	0.7772%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 15 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	3,275		5% to 10%
Extremely low income <=30% AMI	2,224	67.9084%	
Very low income (>30% but <=50% AMI)	696	21.2519%	
Low income (>50% but <80% AMI)	326	9.9542%	29 (.8855%) are above low income
Families with children	1,234	37.6794%	
Elderly families	650	19.8473%	
Families with Disabilities	761	23.2366%	
White (Non-Hispanic)	1,880	57.4046%	
Hispanic	1,395	42.5954%	
Black	290	8.8550%	
American Indian	93	2.8397%	
Asian or Pac. Islander	76	2.3206%	
No Race	10	0.30536	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,259	68.9771%	
2 BR	801	24.580%	
3 BR	147	4.4885%	
4 BR	47	1.4351%	
5 BR	21	0.6142%	
5+ BR	N/A		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 15 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> 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
- Reduce time to renovate public housing units
- 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
- 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)

Continue to maintain payment standards at a level that is required to maintain full utilization up to HACSB's HUD approved exception rent payment standard of 146% for all bedroom sizes.

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

- Other: (list below)
 - a. Project Based up to 20% of HACSB's baseline allocation of Housing Choice Vouchers.
 - b. Support efforts of non-profit housing providers through public support via 501(c3) bond issues and grants.
 - c. HACSB will continue to explore the possibility of creating additional dwelling units on various existing public housing sites

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
- 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)

- HACSB continues to experience 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. During our last fiscal year (FY2005) HACSB allocated 10% of its voucher baseline to PBA assistance. HACSB anticipates that it may allocated another 10% to reach in FY2006 to Project Based Assistance following the regulations set for in the Project-Based Voucher Program Final Rule (24 CFR Part 983). This additional 10% will be

aggregate to the maximum allowed under the Project Based Assistance ruling of 20% (319 vouchers) of the Agency's baseline ACC of 1955 vouchers.

- HACSB will also explore additional alternative means of funding new development and construction of affordable housing units. Alternative sources being conventional capital markets, Federal Low Income Housing Tax Credits (LIHTC), and State Housing bonds and/or grants. 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.
- 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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund	\$890,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,700,000	
f) Resident Opportunity and Self-Sufficiency Grants	213,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,665,000	Operations, Supportive Services & Capital Improvements
4. Other income (list below)		
SHIFCO Multi-family development	655,320	Operations, Supportive Services & Capital Improvements
Shelter Plus Care	590,000	Rental Assistance
Section 8 FSS Coordinator	126,000	Section 8 HCV Supportive Services
5. Non-federal sources (list below)		
Dwelling Rental (local programs)	4,200,000	Operations, Supportive Services & Capital Improvements
Non-Dwelling Rent, Management Fees etc.	105,000	Soft Costs – Local Development
Total resources	\$29,144,320	

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).

Note that HACSB has created a constant pooling of eligible families to draw from in order to fill vacant units expeditiously and to decrease the amount of time it takes to actually have the family housed.

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)

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 (Note: When open for applications, applications may be downloaded from main HACSB website)
- 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

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 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)

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– **See Below under “Other Preferences”**
- Residents who live and/or work in the jurisdiction– **See below under “Other Preferences”**
- 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)

POINTS

Families or persons displaced by governmental action or disaster – 4 points

Residency Preference: Applicants who either live, work within the South coast region of Santa Barbara or have been hired to work in the jurisdiction of the HA – 2 points

Families or persons NOT currently receiving any form of ongoing housing assistance, (e.g. residing in state, local or privately subsidized development, receiving rental assistance on a regular basis, etc.) - 2 points

Veteran Preference: Current members of the military, veterans, or surviving spouses of veterans - 1 point

The HA uses the following Local Preferences:

In selection of applicants for admission, the Authority will give preference to applicants who are otherwise eligible for assistance and who:

- a) Have a disability requiring the accessibility features of a vacant unit.**
- a) Are being offered a unit to facilitate the operation of the Housing Authority's programs and/or meet the special needs of the client (e.g. families that need to move closer to specific medical or social services require relocation from a public housing unit, etc.).**

All families with children, elderly families and disabled families will have an admission preference over "Other Singles".

Singles Preference

"Other Singles" denotes a one-person household in which the individual member is neither elderly, disabled, or displaced by government action. Such applicants will be placed on the waiting list in accordance with their preferences, but can not be selected for assistance before any *one or two person* elderly, disabled or displaced family regardless of local preferences.

FACTORS OTHER THAN PREFERENCES THAT AFFECT SELECTION OF APPLICANTS

Before applying its preference system, the PHA will first match the characteristics of the available unit to the applicants available on the waiting lists. Factors such as unit size, accessible features, deconcentration or income mixing, income targeting, or units in housing designated for the elderly limit the admission of families to those characteristics that match the characteristics and features of the vacant unit available.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application.

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 when the agency is open for applications.**

(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.
- In order to reasonably accommodate an extreme case of hardship of not being able locate a unit, an extension may be granted by the Director of Housing Management, the Chief Operations Officer or the Executive Director.

(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 – Set-aside**
- 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) – **See as listed under “Other preferences” below**
- 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)

Families or persons displaced by governmental action or disaster – **4 points**

Families or persons seeking residency or currently living at Garden Court who meet the Residency Preference described below – **4 points**.

Families or persons seeking residency or currently living at any Project Based Development that has been select and approved by HACSB for PBA Vouchers.- **10 points**

Residency Preference: Applicants who either live, work within the South coast region of Santa Barbara County or have been hired to work in the jurisdiction of the HA – **2 points**

Families or persons NOT currently receiving any form of ongoing housing assistance, (e.g. residing in state, local or privately subsidized development, receiving rental assistance on a regular basis, etc.) – **2 points**

Exceptions:

Families or persons residing in one of the HA's locally financed (i.e. Non-HUD) public housing units or HA managed properties with a rent burden that exceeds 30% of household income

Veteran Preference: Current members of the military, veterans, or surviving spouses of veterans – 1 point

In addition to the above Local Preferences:

In selection of applicants for admission, the Authority may give preference to applicants who are otherwise eligible for assistance and who:

- Have been diagnosed as terminally ill and life expectancy is less than two years as verified by a licensed physician or similarly qualified health care provider or agency serving the health care and/or housing needs of terminally ill persons.
- Are disabled and have Special Needs as verified by a written referral from Santa Barbara Tri-Counties Regional Center, Santa Barbara mental health or Work Training Programs Inc. stating that the agency has been providing the applicant with needed care and case management services directed at stabilizing the client for at least 6 months before application date. The agency must also certify that case management is expected to continue for a minimum of 6 months after housing assistance is granted. The client's need for housing assistance must be verified by the agency/organization assisting them or by the Housing Authority. Referral from local public and/or

private non-profit social service agencies other than the above may be accepted at the discretion of the Housing Authority.

- Have been displaced or face imminent displacement due to actual or threatened physical Domestic Violence against one or more members of the applicant family within the last six months.
- Meet the needs of the City's rental rehabilitation program (24 CFR part 511).
- Are being offered a voucher to facilitate the operation of the Housing Authority's programs and/or meet the special needs of the client (e.g. families that need to move closer to specific medical or social services and require relocation from HACSB owned or managed developments or Shelter Plus Care graduates).
- Participants in the SHIA (Supportive Housing Initiative Act) program, and the homeless clients participating in life stabilization programs.

Other admissions and special local set-asides of vouchers:

- Admitting a portable family into its own Section 8 Housing Choice voucher program;
- Admitting a displaced single person, or a family whose head or spouse or single member is an elderly or disabled person, over a single person who is not elderly, disabled or displaced;
- Admitting a person/family who is to receive one of the following special set-aside vouchers:
 - Homeless Self-Sufficiency – (25 vouchers)

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)
- 3 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
- 3-Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 2 Residents who live and/or work in your jurisdiction
- 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 (Note: HACSB may open for Housing Choice Voucher Application in FY2006)
- 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

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)

Bedroom Size	Amount
1	800
2	1,050
3	1,150
4	1,350
5	1,450

*** HACSB will review flat rents this FY and adjust rents according to market. Rents may increase in FY 2006 to reflect current market rates for each bedroom size.**

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 Barbara County is one of the most expensive areas in the nation with regard to housing cost. Although the vacancy rates have increased somewhat, the market for rental housing remains extremely strong. The average cost of a 2 bedroom apartment on the South Coast is about \$1,550 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 2007 publication of the Fair Market Rents should the market dictate. As always, rent reasonableness test will be completed on every unit under lease.

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	5% to 10%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	F.U.P. 100 Homeless 25 Mainstream 100 Included in numbers above	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Shelter + Care	81	10% to 15%
Rent Supplement 221(d3)-SHIFCO	107	5% to 10%

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? **HACSB's grievance procedures conform to the requirements found at 24 CFR Part 966**

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? **HACSB's grievance procedures conform to the requirements found at 24 CFR Part 982.**

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment B: CA076b01**

-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: **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:

The Housing Authority will be exploring mixed financing development (i.e. conventional financing, CFP funds, etc. - not HOPE VI) where the opportunity presents itself. There are public housing sites with the potential for additional units, the funding for such units would be considered from mixed-finance sources. The Housing Authority has also utilized a form of self financing of future CFP by the use of public housing reserves. This allows projects to move forward through the use of public housing funds with the commitment of repayment through CFP

- 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:

As indicated in d) above, some site present opportunity for additional units. Should CFP not be available, other funding sources will be considered.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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:	(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 Plan approved – March 1997
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-P076-007	
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	
7. Number of units affected: 36	
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 (\$1,300,000 = 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. 24 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? **06/01/1998**

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)
 - **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.) *See table of services and programs on next page.*

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	26	Target Selection	PHA main office	Both
Training Program	13	Target Selection	PHA main office	Both
Ross Senior Services	159	Targeted Selection	PHA main office	Both
Girl Scouts	10	Targeted Selection	PHA main office	Public Housing
Vita Program Training (Income Tax Preparation)	12	Targeted Selection	PHA main office	Both
Senior Services	158	Targeted selection	PHA main office	Both
GreenNet Project	28	Targeted selection	PHA main office	Public housing
Supportive Services for Disabled	65	Targeted selection	PHA main office	Both
College Bound	65	Targeted selection	PHA main office	Both
C.N.A Training	15	Targeted selection	PHA main office	Section 8
Adult Literacy Programs	55	Targeted selection	PHA main office	Both
Family Opportunity Center	132	Targeted selection	PHA main office	Both
Immigration/Citizenship	30	Targeted selection	PHA main office	Both
G.E.D Programs	45	Targeted selection	PHA main office	Both
ESL – Adult ED	30	Targeted selection	PHA main office	Both
Career Evaluation	45	Targeted selection	PHA main office	Both
Budget/Credit Counseling – Consumer Credit Counseling	28 per quarter	Targeted selection	PHA main office	Both
Investment Counseling – Sun	28 per workshop	Targeted selection	PHA main office	Both
Health Families Program	48	Targeted selection	PHA main office	Both
Legal Counseling – Legal Aid	25	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 2005 Estimate)	Actual Number of Participants (As of: 10/25/2005)
Public Housing	PH-Voluntary Slots Only – 46	42
Section 8	356	127 current + 106 grads = 233

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

- **Monteria Village**
- **Pearl Gardens**
- **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)
- Optional, at the discretion of each complex, residents may form a volunteer neighborhood watch program. Note: Neighborhood watch programs have been setup at Monteria Village and Elise Way.

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)

1. **Monteria Village**
2. **Pearl Gardens**
3. **Wilson Cottages**
4. **Elise Way**
5. **Sycamore Gardens**
6. **Casitas Castillo (La Casa Castillo)**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- **HACSB plans to use all Capital Fund Program (CFP) funds to the fullest extent possible allowed by HUD including capital investment for acquisitions and construction of future developments. Additionally HACSB may leverage our future CFP funds through a Capital Fund Financing Program as allowed under the Quality Housing and Work Responsibility Act of 1998 (QHWRA)**

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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.



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

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 2006

ATTACHMENT B

MANAGEMENT ORGANIZATION CHART
(CA076B01)



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

ATTACHMENT C

FY 2006 Capital Fund Program – Annual Statement
(CA076c01)

Annual Statement / Performance and Evaluation Report

work date 10/14/05

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.: 501-06 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2006
--------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	---------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision number: 01)
 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)	47,730.00			
3	1408 MANAGEMENT IMPROVEMENTS	89,903.00		0.00	0.00
4	1410 ADMINISTRATION	89,903.00		0.00	0.00
5	1411 AUDIT	-		0.00	0.00
6	1415 LIQUIDATED DAMAGES	-		0.00	0.00
7	1430 FEES AND COSTS	134,000.00		0.00	0.00
8	1440 SITE ACQUISITION	-		0.00	0.00
9	1450 SITE IMPROVEMENTS	70,000.00		0.00	0.00
10	1460 DWELLING STRUCTURES	273,460.00		0.00	0.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	18,220.00		0.00	0.00
12	1470 NONDWELLING STRUCTURES	13,250.00		0.00	0.00
13	1475 NONDWELLING EQUIPMENT	30,650.00		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	-		0.00	0.00
18	1499 DEVELOPMENT ACTIVITIES	100,000.00		0.00	0.00
19	1501 COLLATERIZATION OR DEBT SERVICE				
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	31,920.00			
21	Amount of Annual Grant (lines 2-20)	899,036.00	-	-	-
22	Amount of line 21 Related to LBP Activities	estimate \$3,000			
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.: 501-06 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2006		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Work
				Original	Revised			
PHA-Wide	OPERATIONS (1406)	1406 -xx- 55 00		\$47,730				
PHA-Wide	STAFF TRAINING	1408 -12- 55 00	60 staff	\$1,990				
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 55 00	5 trainees	\$50,405				
PHA-Wide	SECURITY	1408 -16- 55 00	n/a	\$3,865				
PHA-Wide		1408 -18- 55 00	n/a					
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 55 00	8 units	\$8,723				
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 55 00	492 units	\$22,635				
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 55 00	"	\$2,285				
PHA-Wide	ETC.	1408 -xx- 55 00	"					
	1408 SUBTOTAL			\$89,903				
PHA-Wide	ADMIN.	1410 -01- 55 00	pro-rata	\$70,233				
PHA-Wide	"	1410 -04- 55 00	"	\$330				
PHA-Wide	"	1410 -09- 55 00	"	\$15,965				
PHA-Wide	"	1410 -10- 55 00	"	\$500				
PHA-Wide	"	1410 -12- 55 00	"	\$240				
PHA-Wide	"	1410 -16- 55 00	"	\$870				
PHA-Wide	"	1410 -19- 55 00	"	\$1,765				
	1410 SUBTOTAL			\$89,903				
76-02	ARCHITECTURE (contract)	1430 -01- 55 xx	n/a	\$80,000				
76-10	"	1430 -01- 55 xx	"	incl. above				
76-12	"	1430 -01- 55 xx	"	incl. above				
76-14	"	1430 -01- 55 xx	"	incl. above				
76-xx	TESTS (contract)	1430 -02- 55 xx	"	\$1,000				
76-02	PERMIT FEES	1430 -06- 55 xx	"	\$3,000				
76-xx	"	1430 -06- 55 xx	"	incl. above				
76-xx	"	1430 -06- 55 xx	"	incl. above				
76-02	INSPECTION COSTS (FA & contract)	1430 -07- 55 xx	"	\$50,000				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
	1430 SUBTOTAL			\$134,000				

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.: 501-06 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2006		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Proposed Work (2)
				Original	Revised (1)			
76-02	SITE WORK DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 02	42 units	\$30,000				
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 03	15 units	\$25,000				
76-04	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 04	18 units	\$500				
76-05	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 05	8 units	\$500				
76-06	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 06	16 units	\$500				
76-07	SITE REHAB/FENCE/LIGHTING REPLACEMENT(FA & C)	1450 -10- 55 07	122 units	\$8,000				
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 10	46 units	\$2,000				
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 13	18 units	\$500				
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 14	78 units	\$500				
76-15	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 15	8 units	\$0				
76-17	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 17	17 units	\$500				
76-19	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 19	21 units	\$500				
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 21	24 units	\$500				
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 23	22 units	\$500				
76-25	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 25	4 units	\$500				
76-27	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 27	11 units	\$0				
	1450 SUBTOTAL			\$70,000				
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 02	42 units	\$150,000				Rehab costs to be
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 03	18 units	\$51,310				taken over multiple CFP years
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 04	18 units	\$6,625				
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 05	8 units	\$2,000				
76-06	GEN PLM/HTG/ELEC/PNT & CABS (FA & C)	1460 -10- 55 06	16 units	\$2,900				
76-07	GEN REHAB/INCL ROOF R&R (FA & C)	1460 -10- 55 07	122 units	\$12,000				Roof costs are to be taken
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 10	46 units	\$12,475				over multiple CFP years
76-12	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 12	10 units	\$500				
76-13	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 13	18 units	\$3,000				Rehab costs are to be
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 14	78 units	\$9,940				taken over multiple CFP years
76-15	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 15	10 units	\$1,500				
76-16	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 16	10 units	\$3,315				
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 17	17 units	\$4,085				
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 19	24 units	\$4,085				
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 21	20 units	\$4,640				
76-22	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 22	10 units	\$1,000				
76-23	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 23	15 units	\$4,085				
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 25	4 units	\$0				
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 27	11 units	\$0				
	1460 SUBTOTAL			\$273,460				

**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.: 501-06 Replacement Housing Factor Grant No.:			FFY of Grant Approval: 2006	
Development Number/Name HA-wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide 1408 Mgmt Needs	2nd quarter '08 (03/31/2008)			4th quarter '09 (09/30/2009)			
PHA-Wide 1410 Admin	2nd quarter '08 (03/31/2008)			4th quarter '09 (09/30/2009)			
PHA-Wide 1430 PHA-Wide	2nd quarter '08 (03/31/2008)			4th quarter '09 (09/30/2009)			
76-02	2nd quarter '08			4th quarter '09			
76-03	2nd quarter '08			4th quarter '09			
76-04	2nd quarter '08			4th quarter '09			
76-05	2nd quarter '08			4th quarter '09			
76-06	2nd quarter '08			4th quarter '09			
76-07	2nd quarter '08			4th quarter '09			
76-10	2nd quarter '08			4th quarter '09			
76-12	2nd quarter '08			4th quarter '09			
76-13	2nd quarter '08			4th quarter '09			
76-14	2nd quarter '08			4th quarter '09			
76-15	2nd quarter '08			4th quarter '09			
76-16	2nd quarter '08			4th quarter '09			
76-17	2nd quarter '08			4th quarter '09			
76-19	2nd quarter '08			4th quarter '09			
76-21	2nd quarter '08			4th quarter '09			
76-22	2nd quarter '08			4th quarter '09			
76-23	2nd quarter '08			4th quarter '09			
76-25	2nd quarter '08			4th quarter '09			
76-27	2nd quarter '08			4th quarter '09			



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

ATTACHMENT D

FY 2006 - Capital Fund Program-5 Year Action Plan
(CA076d01)

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name: Housing Authority of the City of Santa Barbara		[X] Original 5-Year Plan [] Revision Number ____			
Development Number/Name HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007-08	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008-09	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009-10	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010-11
PHA Wide - Mgmt Imp		105,840	105,840	105,840	105,840
76-02 Scattered Sites (FA & C)		136,000	1,070,000	48,000	48,000
76-03 Soledad (FA & C)		233,000	708,000	524,000	24,000
76-04 Meigs Road (FA & C)		18,000	198,000	84,000	84,000
76-05 Scattered Sites (FA & C)		3,000	129,000	404,000	4,000
76-06 Elise Way (FA & C)		403,000	226,000	8,000	8,000
76-07 Presidio Springs (FA & C)		392,000	332,000	316,000	266,000
76-10 Presidio Gardens (FA & C)		234,000	106,000	140,000	100,000
76-12 Arroyo Miradero (FA & C)		43,000	33,000	3,000	3,000
76-13 Scattered Sites (FA & C)	See	220,000	178,000	12,000	12,000
76-14 Scattered Sites (FA & C)		278,000	243,000	104,000	118,000
76-15 Hoyt Gardens (FA & C)		0	0	0	0
76-16 Castillo Court (FA & C)	Annual	19,000	4,000	4,000	4,000
76-17 Casa Castillo (FA & C)		78,000	68,000	12,000	92,000
76-19 Via Diego (FA & C)	Statement	128,000	123,000	40,000	10,000
76-21 Sycamore Gardens (FA & C)		83,000	158,000	258,000	158,000
76-22 Salinas (FA & C)		0	4,000	4,000	4,000
76-23 Scattered Sites (FA & C)		76,000	256,000	44,000	94,000
76-25 Pico/Salsipuedes (FA & C)		48,000	8,000	0	0
76-27 82 N. La Cumbre (FA & C)		53,000	3,000	2,000	2,000
1410 Administrative		102,500	102,500	110,000	110,000
1430 Arch, Fees, & Tests		137,200	137,200	150,000	150,000
1465 Dwelling equipment		20,820	20,820	25,000	25,000
1470 Non-dwelling Structures		100,000	40,000	40,000	40,000
1475 Equip & vehicles		31,230	31,230	40,000	40,000
1495 Relocation		9,460	9,460	15,000	15,000
Mod used for development		800,000	800,000	800,000	800,000
CFP Funds for 5-Year Plan		3,752,050	5,094,050	3,292,840	2,316,840
Replacement Housing Factor Funds		0	0		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007-08			Work Statement for Year 3 FFY Grant: 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	36,000	76-02 Scattered Sites:	Vacancy rehabs	36,000
	included with 501-03/04/05		0		Building upgrade/design	800,000
			0		Patios & walls @ Monteria	200,000
	76-03 Pearl Gardens	Add 2 h/c units @ So Vol	100,000		Site rehab @Mich/San	24,000
					Patios & walls @ Mich/San	10,000
	76-04 Meigs Road	Vacancy rehabs	18,000	76-03 Pearl Gardens	Vacancy rehabs	18,000
		Site rehab	215,000		Add units/rehab	600,000
	76-05 810 Vine, et al	Vacancy rehabs	18,000	76-04 Meigs Road	Patios & walls	90,000
					Vacancy rehabs	18,000
	76-06 Elise Way	Vacancy rehabs	3,000	76-05 810 Vine Ave, et al	Roofing replacement/termite	180,000
		Tot lot & rubber surface	6,000		Vacancy rehabs	3,000
		Site rehab for reduced maint.	60,000		Building upgrades	46,000
		Furnace replacement	50,000		Site rehab for drainage	80,000
	Roof replacement	67,000				
		220,000				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007-08			Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008-09		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-07 Presidio Springs	Vacancy rehabs	12,000	76-06 Elise Way	Vacancy rehabs	6,000
	(use OH Res)(abandon?) (use OH Reserves) (completed in 501-05?)	Sidewalk/fence replacement	60,000	76-07 Presidio Springs	Skylights & bathroom rehab	220,000
		Rehab community room	50,000		Vacancy rehabs	12,000
		Parking lot reconfigure	220,000		Building upgrades	200,000
		Breezeway roof replacement	50,000		Site rehab for drainage/lighting	120,000
	76-10 Presidio Gardens	Vacancy rehabs	16,000	76-10 Presidio Gardens	Vacancy rehabs	16,000
	Building frontage upgrades	98,000	Tot lot & rubber surface		50,000	
		Partial roof replacement	80,000		Trash enclosures	40,000
		Site rehab for reduced maint.	40,000			
	72-12 Arroyo Miradero	Vacancy rehabs	3,000	76-12 Arroyo Miradero	Vacancy rehabs	3,000
	76-13 San Pascual, et al	Building wash & refinish	40,000	76-13 San Pascual, et al	Landscape rehab for safety	30,000
		Vacancy rehabs	8,000		Vacancy rehabs	8,000
	LBP abate @ 1831 De La Vina	12,000	Bldg rehab @ San Pascual		80,000	
	Bldg rehab @ 1913 S Pascual	170,000	Site rehab @ San Pascual		50,000	
	76-14 Vista La Cumbre, et al	Driveway @ 1831 De La Vina	30,000	76-14 Vista La Cumbre, et al	Patio upgrade @ SP	40,000
(in 501-05?)	Vacancy rehabs	18,000	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	
	Vista siding rehab	170,000	Property access @ Carrillo		100,000	
			rehab exterior	60,000		
	Subtotal of CFP Estimated Cost	\$1,167,000 continued		Subtotal of CFP Estimated Cost	\$1,178,000 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: 2007 PHA FY: 2007-08			Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008-09				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Statement	76-15 Hoit Gardens	Roofing replacement	n/a	76-15 Hoit Gardens	n/a	0		
	76-16 Castillo Court	Vacancy rehabs Trash enclosures	4,000 15,000	76-16 Castillo Court	Vacancy rehabs	4,000		
	76-17 La Casa Castillo	Vacancy rehabs Repaint exterior Replace phone lines Trash enclosures	8,000 35,000 10,000 25,000	76-17 La Casa Castillo	Vacancy rehabs Site rehab for reduced maint	8,000 60,000		
	76-19 Via Diego	Vacancy rehabs Entry rehab Phase II Parking rehab	8,000 80,000 40,000	76-19 Via Diego	Vacancy rehabs Rehab for roof drainage Roofing replacement	8,000 15,000 100,000		
	76-21 Sycamore Lane	Vacancy rehabs Site upgrade Building upgrade	8,000 75,000 135,000	76-21 Sycamore lane	Vacancy rehabs Tot lot Roofing replacement	8,000 50,000 100,000		
	76-22 Salinas Street	Vacancy rehabs	0	76-22 Salinas Street	Vacancy rehabs	4,000		
	76-23 West Victoria, et al	Vacancy rehabs Site improvements @Victoria Window replacement	16,000 10,000 50,000	76-23 West Victoria, et al	Vacancy rehabs Bldg upgrades @ Victoria	16,000 240,000		
	76-25 Pico/Salsipuedes	Vacancy rehabs Back patios & driveway	8,000 40,000	76-25 Pico/Salsipuedes	Vacancy rehabs	8,000		
	Subtotal of CFP Estimated Cost			\$567,000 continued	Subtotal of CFP Estimated Cost			\$621,000 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: 2007 PHA FY: 2007-08			Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008-09		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	76-27 82 North La Cumbre	Vacancy rehabs	0	76-27 82 North La Cumbre	Vacancy rehabs	3,000
		Tot lot & surface	48,000			
		Landscape upgrade	5,000			
	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
	(821 Vine - office rehab)	1470 Non-dwelling Structures	100,000		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	\$1,254,210		Subtotal of CFP Estimated Cost	\$1,144,210
		Total of CFP Estimated Cost	\$3,887,050		Total of CFP Estimated Cost	\$5,154,050

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009-10			Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010-11		
	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	exterior rehab part II	800,000
		Building rehab	500,000		Vacancy rehabs	24,000
	76-04 Meigs Road	Vacancy rehabs	24,000	76-04 Meigs Road	Vacancy rehabs	24,000
		Site rehab for drainage	60,000		Landscape rehab	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	400,000	76-06 Elise Way	Vacancy rehabs	8,000
	76-06 Elise Way (moved to year 2)	Vacancy rehabs	8,000	76-07 Presidio Springs	Vacancy rehabs	16,000
	Roofing replacement			alarm upgrade	250,000	
76-07 Presidio Springs	Vacancy rehabs	16,000				
	repair stucco failure	300,000				
	Subtotal of CFP Estimated Cost	\$1,489,840 continued		Subtotal of CFP Estimated Cost	\$1,339,840 continued	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009-10			Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010-11		
	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 Partial roof replacement Parking lot rehab	20,000 80,000 40,000	76-10 Presidio Gardens	Vacancy rehabs Partial roof replacement	20,000 80,000
	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 Roofing @ Olive	24,000 80,000	76-14 Vista La Cumbre, et al	Vacancy rehabs Roofing @ Wilson	18,000 100,000
	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 Roofing replacement	12,000 80,000
	76-19 Via Diego	Vacancy rehabs Trash enclosures	10,000 30,000	76-19 Via Diego	Vacancy rehabs	10,000
	76-21 Sycamore lane	Vacancy rehabs Major exterior rehab (I)	8,000 250,000	76-21 Sycamore lane	Vacancy rehabs Major rehab (II)	8,000 150,000
	Subtotal of CFP Estimated Cost			\$573,000 continued	Subtotal of CFP Estimated Cost	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009-10			Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010-11		
	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 Structures 1475 Equip & vehicles 1495 Relocation	110,000 150,000 25,000 40,000 40,000 15,000
	Mod used for development	land purchase	800,000	Mod used for development	land purchase	800,000
		Subtotal of CFP Estimated Cost	\$1,230,000		Subtotal of CFP Estimated Cost	\$1,280,000
		Total of CFP Estimated Cost	\$3,292,840		Total of CFP Estimated Cost	\$3,116,840



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

ATTACHMENT E

Capital Fund Program – 501-04 Progress and Evaluation Report
(CA076e01)

Annual Statement / Performance and Evaluation Report

print date 11/28/2005

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: 01)

Performance & Evaluation Report for Program Year Ending **9-30-05** 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	89,903.00	89,903.00	89,903.00	84,241.55
4	1410 ADMINISTRATION	89,903.00	89,903.00	89,903.00	89,903.00
5	1411 AUDIT	-		0.00	
6	1415 LIQUIDATED DAMAGES	-		0.00	-
7	1430 FEES AND COSTS	125,950.00	96,132.26	96,132.26	96,159.13
8	1440 SITE ACQUISITION	-			
9	1450 SITE IMPROVEMENTS	152,395.00	152,395.00	115,237.44	115,237.44
10	1460 DWELLING STRUCTURES	232,514.00	329,843.24	329,843.24	329,843.24
11	1465.1 DWELLING EQUIPMENT- Non Expend	18,220.00	18,220.00	16,237.06	16,237.06
12	1470 NONDWELLING STRUCTURES	13,250.00	17,769.71	17,769.71	17,769.71
13	1475 NONDWELLING EQUIPMENT	31,190.00	31,078.79		-
14	1485 DEMOLITION	-			-
15	1490 REPLACEMENT RESERVE	-			
16	1492 MOVING TO WORK DEMONSTRATION	-			-
17	1495.1 RELOCATION COSTS	7,730.00	7,730.00	7,730.00	7,730.00
18	1499 DEVELOPMENT ACTIVITIES	109,405.00	109,405.00	109,405.00	109,405.00
19	1501 COLLATERIZATION OR DEBT SERVICE				
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	\$71,920.00			-
21	Amount of Annual Grant (lines 2-20)	942,380.00	942,380.00	872,160.71	866,526.13
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 II: Supporting Pages

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	
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Work
				Original	Revised			
PHA-Wide	STAFF TRAINING	1408 -12- 54 00	60 staff	\$1,990	2,091.26		2,091.26	
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 54 00	5 trainees	\$50,405	67,179.40		67,179.40	
PHA-Wide	SECURITY	1408 -16- 54 00	n/a	\$3,865	0.00			
PHA-Wide		1408 -18- 54 00	n/a					
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 54 00	9	\$8,723	0.00			
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 54 00	492 units	\$22,635	18,347.76		14,970.89	
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 54 00	"	\$2,285	2,285.00			
PHA-Wide	ETC.	1408 -xx- 54 00	"					
	1408 SUBTOTAL			\$89,903	\$89,903		84,241.55	
PHA-Wide	ADMIN.	1410 -01- 54 00	pro-rata	\$70,233	70,027.52		70,027.52	
PHA-Wide	"	1410 -04- 54 00	"	\$330				
PHA-Wide	"	1410 -09- 54 00	"	\$15,965	16,862.22		16,862.22	
PHA-Wide	"	1410 -10- 54 00	"	\$500	978.63		978.63	
PHA-Wide	"	1410 -12- 54 00	"	\$240				
PHA-Wide	"	1410 -16- 54 00	"	\$870	2,034.63		2,034.63	
PHA-Wide	"	1410 -19- 54 00	"	\$1,765				
	1410 SUBTOTAL			\$89,903	\$89,903		89,903.00	
76-02	ARCHITECTURE (contract)	1430 -01- 54 xx	n/a	\$63,670	51,814.00		21,996.57	
76-10	"	1430 -01- 54 xx	"	incl. above				
76-12	"	1430 -01- 54 xx	"	incl. above				
76-14	"	1430 -01- 54 xx	"	incl. above				
76-xx	TESTS (contract)	1430 -02- 54 xx	"	\$775	2,472.50		2,499.37	
76-02	PERMIT FEES	1430 -06- 54 xx	"	\$4,970	1,145.01		1,145.01	
76-xx	"	1430 -06- 54 xx	"	incl. above				
76-xx	"	1430 -06- 54 xx	"	incl. above				
76-02	INSPECTION COSTS (FA & contract)	1430 -07- 54 xx	"	\$56,535	70,518.18		70,518.18	
76-xx	"	1430 -07- 54 xx	"	incl. above				
76-xx	"	1430 -07- 54 xx	"	incl. above				
76-xx	"	1430 -07- 54 xx	"	incl. above				
76-xx	"	1430 -07- 54 xx	"	incl. above				
76-xx	"	1430 -07- 54 xx	"	incl. above				
	1430 SUBTOTAL			\$125,950	\$125,950		96,159.13	

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.: 501-04 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 Cos		Total Actual Cos	Status of Proposed Work (2)
				Original	Revised (1)		
76-02	SITE WORK FOR NEW UNITS/REHAB (FA & C)	1450 -10- 54 02	42 units	\$88,470	90,416.46	90,416.46	
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 03	15 units	\$3,310	193.37	193.37	
76-04	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 04	18 units	\$0			
76-05	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 05	8 units	\$0	179.57	179.57	
76-06	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 06	16 units	\$0			
76-07	SITE REHAB/SIGN REPLACEMENT(FA & C)	1450 -10- 54 07	122 units	\$4,640	1,650.73	1,650.73	
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 10	46 units	\$22,085	3,397.43	3,397.43	
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 13	18 units	\$3,310	1,112.39	1,112.39	
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 14	78 units	\$4,970	10,438.05	10,438.05	
76-15	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 15	8 units	\$0			
76-17	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 17	17 units	\$0			
76-19	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 19	21 units	\$22,085			
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 21	24 units	\$1,325	6,189.36	6,189.36	
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 23	22 units	\$2,200	1,280.40	1,280.40	
76-25	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 25	4 units	\$0	379.68	379.68	
76-27	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 54 27	11 units	\$0			
	1450 SUBTOTAL			\$152,395	115,237.44	115,237.44	move 37,157.56 to 1460
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 02	42 units	\$24,214	88,471.06	88,471.06	64257.06 from contingency
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 03	18 units	\$3,310	10,398.19	10,398.19	7088.19 from contingency
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 04	18 units	\$6,625	6,625.00	2,294.34	
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 05	8 units	\$3,310	3,310.00	1,672.74	
76-06	GEN PLM/HTG/ELEC/PNT & CABS (FA & C)	1460 -10- 54 06	16 units	\$30,150	30,150.00	4,554.93	
76-07	GEN REHAB/INCL ROOF R&R (FA & C)	1460 -10- 54 07	122 units	\$97,280	65,286.48	65,286.48	
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 10	46 units	\$12,475	33,961.05	33,961.05	from contingency 21,486.05 from 1470
76-12	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 12	10 units	\$0	1,270.95	1,270.95	from 1450
76-13	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 13	18 units	\$24,450	63,175.56	63,175.56	9703.95 from 1475
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 14	78 units	\$9,940	26,413.15	26,413.15	16,473.15 from 1450
76-15	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 15	10 units	\$550	550.00	329.63	
76-16	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 16	10 units	\$3,315	3,315.00	0.00	
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 17	17 units	\$4,085	4,085.00	3,769.83	
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 19	24 units	\$4,085	4,085.00	874.53	
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 21	20 units	\$4,640	4,640.00	3,584.73	
76-22	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 22	10 units	\$0	955.00	955.00	866.21 from 1450
76-23	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 23	15 units	\$4,085	4,220.76	4,220.76	
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 25	4 units	\$0	12,730.22	12,730.22	from 1450
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 54 27	11 units	\$0	5,880.09	5,880.09	from 1450
	1460 SUBTOTAL			\$232,514	\$369,522.51	329,843.24	

**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.: 501-04 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 Revised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide 1408 Mgmt Needs	2nd quarter '06 (03/31/2006)		4th quarter 2005 (9/30/2005)	4th quarter '07 (09/30/2007)			
PHA-Wide 1410 Admin	2nd quarter '06 (03/31/2006)		4th quarter 2005 (9/30/2005)	4th quarter '07 (09/30/2007)			
PHA-Wide 1430	2nd quarter '06 (03/31/2006)	4th quarter '06 (9/30/2006)		4th quarter '07 (09/30/2007)			
76-02	2nd quarter '06	4th quarter '06		4th quarter '07			
76-03	2nd quarter '06	4th quarter '06		4th quarter '07			
76-04	2nd quarter '06	4th quarter '06		4th quarter '07			
76-05	2nd quarter '06	4th quarter '06		4th quarter '07			
76-06	2nd quarter '06	4th quarter '06		4th quarter '07			
76-07	2nd quarter '06	4th quarter '06		4th quarter '07			
76-10	2nd quarter '06	4th quarter '06		4th quarter '07			
76-12	2nd quarter '06	4th quarter '06		4th quarter '07			
76-13	2nd quarter '06	4th quarter '06		4th quarter '07			
76-14	2nd quarter '06	4th quarter '06		4th quarter '07			
76-15	2nd quarter '06	4th quarter '06		4th quarter '07			
76-16	2nd quarter '06	4th quarter '06		4th quarter '07			
76-17	2nd quarter '06	4th quarter '06		4th quarter '07			
76-19	2nd quarter '06	4th quarter '06		4th quarter '07			
76-21	2nd quarter '06	4th quarter '06		4th quarter '07			
76-22	2nd quarter '06	4th quarter '06		4th quarter '07			
76-23	2nd quarter '06	4th quarter '06		4th quarter '07			
76-25	2nd quarter '06	4th quarter '06		4th quarter '07			
76-27	2nd quarter '06	4th quarter '06		4th quarter '07			



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

ATTACHMENT F

Capital Fund Program – 501-05 Progress and Evaluation Report
(CA076f01)

Annual Statement / Performance and Evaluation Report

print date 11/28/2005

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.: 501-05 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number: 02)
 Performance & Evaluation Report for Program Year Ending 9-30-05 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)	-	40,175.82		40,175.82
3	1408 MANAGEMENT IMPROVEMENTS	89,300.00	89,300.00	89,300.00	9,504.34
4	1410 ADMINISTRATION	89,300.00	89,300.00	89,300.00	72,906.05
5	1411 AUDIT	-		0.00	0.00
6	1415 LIQUIDATED DAMAGES	-		0.00	0.00
7	1430 FEES AND COSTS	92,280.00	62,547.73	62,547.73	9,619.10
8	1440 SITE ACQUISITION	-		0.00	0.00
9	1450 SITE IMPROVEMENTS	29,500.00	100,116.06	100,116.06	100,116.06
10	1460 DWELLING STRUCTURES	383,770.00	474,014.39	474,014.39	474,014.39
11	1465.1 DWELLING EQUIPMENT- Non Expend	18,220.00	\$18,220	18,220.00	12,275.57
12	1470 NONDWELLING STRUCTURES	13,250.00	\$13,250	13,250.00	730.75
13	1475 NONDWELLING EQUIPMENT	31,190.00	6,890.00	6,890.00	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	7,730.00	0.00	0.00	0.00
18	1499 DEVELOPMENT ACTIVITIES	71,370.00	0.00	0.00	0.00
19	1501 COLLATERIZATION OR DEBT SERVICE		0.00	0.00	0.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	67,904.00	0.00	0.00	0.00
21	Amount of Annual Grant (lines 2-20)	893,814.00	893,814.00	853,638.18	719,342.08
22	Amount of line 21 Related to LBP Activities	estimate \$40,000			
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.: 501-05 Replacement Housing Factor Grant No.:		FFY of Grant Approval: 2005		
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos		Status of Work
				Original	Revised			
PHA-Wide	OPERATIONS	1406 55 00		\$0	40,175.82		40,175.82	from mod/relo/cont/veh/143t
PHA-Wide	STAFF TRAINING	1408 -12- 55 00	60 staff	\$1,990				
PHA-Wide	TRAINEE/HELPER PROGRAM	1408 -14- 55 00	5 trainees	\$50,405			5,298.28	
PHA-Wide	SECURITY	1408 -16- 55 00	n/a	\$3,865				
PHA-Wide		1408 -18- 55 00	n/a					
PHA-Wide	COMPUTER SOFTWARE	1408 -20- 55 00	8 units	\$8,120				
PHA-Wide	RESIDENT INITIATIVES	1408 -xx- 55 00	492 units	\$22,635			3,799.80	
PHA-Wide	RES COUNCIL COSTS	1408 -xx- 55 00	"	\$2,285			406.26	
PHA-Wide	ETC.	1408 -xx- 55 00	"					
	1408 SUBTOTAL			\$89,300	89,300.00		9,504.34	
PHA-Wide	ADMIN.	1410 -01- 55 00	pro-rata	\$69,630			55,426.03	
PHA-Wide	"	1410 -04- 55 00	"	\$330			242.50	
PHA-Wide	"	1410 -09- 55 00	"	\$15,965			16,234.32	
PHA-Wide	"	1410 -10- 55 00	"	\$500			267.97	
PHA-Wide	"	1410 -12- 55 00	"	\$240				
PHA-Wide	"	1410 -16- 55 00	"	\$870			735.23	
PHA-Wide	"	1410 -19- 55 00	"	\$1,765				
	1410 SUBTOTAL			\$89,300	89,300.00		72,906.05	
76-02	ARCHITECTURE (contract)	1430 -01- 55 xx	n/a	\$30,000	15,000.00		615.01	
76-10	"	1430 -01- 55 xx	"	incl. above				
76-12	"	1430 -01- 55 xx	"	incl. above				
76-14	"	1430 -01- 55 xx	"	incl. above				
76-xx	TESTS (contract)	1430 -02- 55 xx	"	\$775	775.00			
76-02	PERMIT FEES	1430 -06- 55 xx	"	\$4,970	4,970.00			
76-xx	"	1430 -06- 55 xx	"	incl. above				
76-xx	"	1430 -06- 55 xx	"	incl. above				
76-02	INSPECTION COSTS (FA & contract)	1430 -07- 55 xx	"	\$56,535	41,802.73		9,004.09	
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
76-xx	"	1430 -07- 55 xx	"	incl. above				
	1430 SUBTOTAL			\$92,280	62,547.73		9,619.10	

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.: 501-05 Replacement Housing Factor Grant No.:			FFY of Grant Approval: 2005
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cos		Total Actual Cos	Status of Proposed Work (2)
				Original	Revised (1)		
76-02	SITE WORK FOR NEW UNITS/REHAB (FA & C)	1450 -10- 55 02	42 units	\$5,000	96,840.45	96,840.45	Fungible work from other CFP's
76-03	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 03	15 units	\$3,000	0.00	0.00	
76-04	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 04	18 units	\$500	0.00	0.00	
76-05	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 05	8 units	\$500	0.00	0.00	
76-06	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 06	16 units	\$500	0.00	0.00	
76-07	SITE REHAB/SIGN REPLACEMENT(FA & C)	1450 -10- 55 07	122 units	\$2,000	277.26	277.26	
76-10	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 10	46 units	\$8,000	292.14	292.14	
76-13	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 13	18 units	\$3,000	156.53	156.53	
76-14	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 14	78 units	\$4,000	2,105.79	2,105.79	
76-15	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 15	8 units	\$0	0.00	0.00	
76-17	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 17	17 units	\$1,000	0.00	0.00	
76-19	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 19	21 units	\$500	0.00	0.00	
76-21	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 21	24 units	\$500	204.27	204.27	
76-23	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 23	22 units	\$500	239.62	239.62	
76-25	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 25	4 units	\$500	0.00	0.00	
76-27	SITE REHAB/DRAINAGE/PATIOS/ETC. (FA & C)	1450 -10- 55 27	11 units	\$0	0.00	0.00	
	1450 SUBTOTAL			\$29,500	100,116.06	100,116.06	from cont/mod/ver
76-02	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 02	42 units	\$100,000	253,453.96	253,453.96	Rehab costs were \$250,000 to be
76-03	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 03	18 units	\$3,310	0.00	0.00	taken over multiple CFP years
76-04	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 04	18 units	\$6,625	836.41	836.41	
76-05	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 05	8 units	\$3,310	0.00	0.00	
76-06	GEN PLM/HTG/ELEC/PNT & CABS (FA & C)	1460 -10- 55 06	16 units	\$2,900	0.00	0.00	
76-07	GEN REHAB/INCL ROOF R&R (FA & C)	1460 -10- 55 07	122 units	\$125,000	3,765.47	3,765.47	Roof costs are \$425,000 to be taken
76-10	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 10	46 units	\$12,475	0.00	0.00	over multiple CFP years
76-12	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 12	10 units	\$0	0.00	0.00	
76-13	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 13	18 units	\$100,000	160,920.57	160,920.57	Rehab costs are \$250,000 to be
76-14	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 14	78 units	\$9,940	9,306.05	9,306.05	taken over multiple CFP years
76-15	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 15	10 units	\$0	27,696.00	27,696.00	Fungible work from other CFP's
76-16	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 16	10 units	\$3,315	0.00	0.00	
76-17	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 17	17 units	\$4,085	2,112.34	2,112.34	
76-19	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 19	24 units	\$4,085	0.00	0.00	
76-21	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 21	20 units	\$4,640	7,541.67	7,541.67	
76-22	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 22	10 units	\$0	166.84	166.84	
76-23	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 23	15 units	\$4,085	7,150.69	7,150.69	
76-25	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 25	4 units	\$0	353.98	353.98	
76-27	GEN REHAB/PLM/HTG/ELEC/PNT (FA & C)	1460 -10- 55 27	11 units	\$0	710.41	710.41	
	1460 SUBTOTAL			\$383,770	474,014.39	474,014.39	from cont/mod/ver

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.: 501-05 Replacement Housing Factor Grant No.:			FFY of Grant Approval: 2005	
Development Number/Name HA-wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revisited Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide 1408 Mgmt Needs	4th quarter '07 (08/17/2007)			4th quarter '09 (08/17/09)			
PHA-Wide 1410 Admin	4th quarter '07 (08/17/2007)			4th quarter '09 (08/17/09)			
PHA-Wide 1430 PHA-Wide	4th quarter '07 (08/17/2007)			4th quarter '09 (08/17/09)			
76-02	4th quarter '07			4th quarter '09			
76-03	4th quarter '07			4th quarter '09			
76-04	4th quarter '07			4th quarter '09			
76-05	4th quarter '07			4th quarter '09			
76-06	4th quarter '07			4th quarter '09			
76-07	4th quarter '07			4th quarter '09			
76-10	4th quarter '07			4th quarter '09			
76-12	4th quarter '07			4th quarter '09			
76-13	4th quarter '07			4th quarter '09			
76-14	4th quarter '07			4th quarter '09			
76-15	4th quarter '07			4th quarter '09			
76-16	4th quarter '07			4th quarter '09			
76-17	4th quarter '07			4th quarter '09			
76-19	4th quarter '07			4th quarter '09			
76-21	4th quarter '07			4th quarter '09			
76-22	4th quarter '07			4th quarter '09			
76-23	4th quarter '07			4th quarter '09			
76-25	4th quarter '07			4th quarter '09			
76-27	4th quarter '07			4th quarter '09			



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

ATTACHMENT G

RESIDENT ADVISORY BOARD COMMENTS
(CA076g01)

Resident Advisory Board Comments on the HUD Annual Plan for FY2006

- Provide a glossary of HUD acronyms for use in the 5 year plan.
- The Council is in favor of maintaining the Flat Rent FSS program for the remaining 2/3 years in order to evaluate the programs' successes and/or milestones.
- Due to the extraordinary high median home price and the lack of community affordable housing programs which makes home ownership inaccessible to the average resident, the Council recommends doing away with this charge.
- The Council salutes the efforts of developing "Green" Buildings in our housing stock as the opportunities arise in new construction.
- The Council agrees in the use of creative "mixed" financing to continue local efforts in order to increase affordable housing stock.
- The Council strongly promotes the efforts of Neighborhood Watch and Senior Crime Stoppers programs as an educational program for self-protection and independent living.



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

ANNUAL PLAN FY 2006

ATTACHMENT H

Alphabetical listing of common HUD acronyms
(CA076h01)

Alphabetical List of Common HUD Acronyms

Acronym	Definition
ACA	Annual Community Assessment.
ACA	Asset Control Area. FHA Single Family Housing designated area for special property sales initiatives.
ACRS	Administration's system for tracking requests for administrative services
ACC	Annual Contributions Contract. Annual Contracts with Public Housing Authorities for payments towards rents, financing debt service, and financing for modernization.
ACS	American Community Survey
Adm	Administration (HUD Office of)
AFGE	American Federation of Government Employees. One of two (AFGE, NFFE) HUD employee unions. AFGE has national recognition.
AHS	American Housing Survey
AI	Analysis of Impediments (to fair housing), a part of Consolidated Plans
Allocation	Budget Authority transferred from one agency.
Allotment	Authorization by authorized employee to subordinates to incur obligations
Antideficiency	Prohibits obligations or expenditures prior to appropriations or in excess of apportionment.
APICs	America's Private Investment Companies
APP	Annual Performance Plan
Apportionment	OMB distribution of authorized (appropriated) funds.
Appropriations	Statutory authority permitting agency to incur obligations
APR	Annual Performance Report (Annual Progress Report for homeless programs)
BEDI	Brownfields Economic Development Initiative. Grants, connected with 108 guaranteed loans to improve security of viability of projects.
BLS	Bureau of Labor Statistics, U.S. Department of Labor
BOP	(HUD) Business and Operating Plan (annual internal management planning system; operational plan for Annual Performance Plan (APP))
BOSS	Budget Outlay Support System
BRI	Brownfields Redevelopment Initiative. Interagency initiative addressing financial and legal risks of brownfield clean up and redevelopment.
Brownfields	Vacant or underutilized industrial and commercial properties that are environmentally contaminated
Budget Authority	Legal authority to enter into financial obligations
CBD	Commerce Business Daily
CDBG	Community Development Block Grant (CPD program)
CEF	Community Empowerment Fund, administered by CPD
CFO	Chief Financial Officer (HUD Office of)
CHAS	Comprehensive Housing Affordability Strategy

CHDO	Community and Housing Development Organization. Non-profit housing provider receiving minimum of 15% of HOME Investment Partnership funds.
CHRB	Community Housing Resource Board. Organization assisting with voluntary compliance with fair housing laws.
CIO	Chief Information Officer (HUD Office of)
CIR	Congressional and Intergovernmental Relations (HUD Office of)
CLPHA	Council of Large Public Housing Authorities.
CMHI	Cooperative Management Housing Insurance Fund. One of four FHA funds
CO	Contracting Officer
CoC	Continuum of Care approach to assistance to the homeless
Continuum of Care	Federal program stressing permanent solutions to homelessness.
COE	Army Corps of Engineers
Con Plan	Consolidated Plan, a locally developed plan for housing assistance and urban development under the Community Development Block Grant and other CPD programs
Contract Authority	Statutory authority. Budget authority permitting contracting or obligations prior to an appropriation for payment.
CPD	Community Planning and Development (HUD Office of)
CPO	Chief Procurement Officer (HUD Office of)
DAP	Development Application Processing (FHA - Multifamily Housing)
DAP	Down payment Assistance Program (FHA - Single Family Housing)
Data Warehouse	Information system storing HUD program and operational data.
Davis Bacon	Statutory requirement that persons working on Federal assisted projects be paid at least minimum prevailing wage rates.
DE	Direct Endorsement. Program permitting lender processed and endorsed FHA mortgages.
DEC	Departmental Enforcement Center
DGMS	Department Grants Management System
EA	Environmental Assessment. Analysis to determine affect of a project on the environment. May lead to an Environmental Impact Statement (EIS).
EC	Enforcement Center (formally: Departmental Enforcement Center)
EC	Enterprise Communities
EDA	Economic Development Administration (part of Dept. Of Commerce)
EDI	Economic Development Initiative (CPD program)
EDSS	Economic Development and Supportive Services (CPD program)
EEO	Equal Employment Opportunity
EHOP	Equal Housing Opportunity Plan. Plan developed by Public

	Housing Agencies for use in Sec. 8 and Moderate Rehabilitation programs.
EIS	Executive Information System. Designed for senior management for analysis.
EIS	Empowerment Information System. Programmed reports for top executives.
EIS	Environmental Impact Statement. Analysis of environmental impacts of a proposed project.
EPA	U.S. Environmental Protection Agency
EPACS	(HUD) Executive Performance Accountability and Communication System (for performance plans for Senior Executives)
EPPEs	Employee Performance Planning and Evaluation System. Used to measure/rate employee job performance.
ESG	Emergency Shelter Grants (CPD program)
EZ	Empowerment Zones
Fair Housing Act	1968 act (amended in 1974 and 1988) providing HUD Secretary with fair housing enforcement and investigation responsibilities.
Fannie Mae	See FNMA
FAR	Federal Acquisition Regulations
FEMA	Federal Emergency Management Administration
FERA	Front-End Risk Assessments (FERAs) are documented reviews by management of a component's susceptibility to waste, fraud, abuse and mismanagement. FERAs are conducted on new or substantially revised programs or administrative functions.
FFS	Federal Financial System
FHA	Federal Housing Administration (HUD Office of Housing)
FHAP	Fair Housing Assistance Program (FHEO program). Program assisting State/local govt with process fair housing complaints.
FHEO	Fair Housing and Equal Opportunity (HUD Office of)
FHIP	Fair Housing Initiatives Program (FHEO program). Program to assist state/local govt, community groups and housing resource boards to combat housing discrimination.
FHLBB	Federal Home Loan bank Board
FHLMC	Federal Home Loan Mortgage Corporation. Federally chartered stockholder owned corporation supporting secondary market for conventional mortgages.
FLRA	Federal Labor Relations Authority
FMC	Financial Management Center (Section 8; under PIH)
FMR	Fair Market Rent (maximum rent for Section 8 rental assistance)
FNMA	Federal National Mortgage Association. Federally chartered, stockholder owned corporation supporting secondary market for FHA, VA, and conventional mortgages.
FONSI	Finding of No Significant Impact. Environmental Assessment finding that a project will not significantly

	affect the quality of human life.
FPM	Field Policy and Management (HUD Office of)
Freddie Mac	See FHLMC
FSI	Financial Systems Integration
FSS	Family Self Sufficiency program
FTE	full-time equivalent (employee) (2080 hours of paid employment).
FY	fiscal year
GI	General Insurance Fund (one of four FHA insurance funds)
Ginnie Mae	(HUD) Government National Mortgage Association
GIS	geographic information system
GMC	Grants Management Center (under Public and Indian Housing)
GMP	Grants Management Program
GMS	Grants Management System
GPRA	Government Performance and Results Act. Requires Federal Agencies to establish performance standards and report on results.
GSA	Government Services Administration
GTM	Government Technical Monitor (for contracts)
GSE	Government-sponsored enterprises (Fannie Mae and Freddie Mac)
GTR	Government Technical Representative (for contracts)
HAP	Housing Assistance Payments
HAP	Housing Assistance Plan. Housing Plans required by CDBG program.
HART	HUD Assistance and Recovery Team
HATS	Administration's system for tracking requests for personnel action
HFA	Housing Finance Agency. State or local agencies responsible for financing and preserving low/mod housing within a state.
HHS	Health and Human Services (U.S. Department of)
HIPRS	The Department of Housing and Urban Development (HUD) Integrated Performance Reporting System (HIPRS) application tracks and reports accomplishments on the national Management Plan goals in Headquarters and the local goals in the Field offices.
HMDA	Home Mortgage Disclosure Act. 1975 Act, amended 1989 requires mortgage lending institutions to collect and disclose information on their lending practices.
HOC	Homeownership Center (FHA - Single Family Housing field structure)
HOME	Home Investment Partnerships (CPD program)
HOPE VI	Program for Revitalization of Severely Distressed Public Housing (PIH program)
HOPWA	Housing Opportunities for Persons with AIDS (CPD program)
HUD	U.S. Department of Housing and Urban Development
HUDCAPS	HUD Central Accounting Processing System
IBS	Integrated Business System

ICDBG	Indian Community Development Block Grant Program
IDAs	Individual Development Accounts
IDIS	Integrated Disbursement and Information System (CPD system)
IG	Inspector General (HUD Office of)
IHAs	Indian Housing Authorities
IHBG	Indian Housing Block Grants Program
IPA	Intergovernmental Personnel Act. Permits temporary assignment of employees to public and private sector.
IT	Information Technology.
LDRS	(HUD) Leadership Development and Recognition System (incentive awards system for executives, managers, and supervisors)
LIHTC	Low Income Housing Tax Credit
LM	Loan Management
LMR	Labor-Management Relations
LR	Labor Relations (usually in reference to HUD programmatic compliance with Davis-Bacon and related Acts)
MAHRA	Multifamily Assisted Housing Reform and Affordability Act of 1997
MAP	Multifamily Application Processing (FHA-Multifamily Housing process)
MBA	Mortgage Bankers Association
MBE	Minority Business Enterprise
MBS	Mortgage-backed securities (for secondary market issued by Ginnie Mae)
MIS	Management Information System
MLIS	Mortgage Lending Information System
M&M	Management and Marketing. Single family program to manage and market acquired properties using contractors.
MMIF or MMI	Mutual Mortgage Insurance Fund (one of four FHA funds)
MSPB	Merit Systems Protection Board. Independent Agency which hears and adjudicates Federal employees' allegations of abuse of merit principles.
MOU	Memorandum of Understanding
MTCS	Multifamily Tenant Characteristics System
NACO	National Association of County Officials
NAHASDA	Native American Housing Assistance Self-Determination Act
NAHB	National Association of Home Builders
NAHRO	National Association of Housing and Redevelopment Officials
NAPA	National Academy of Public Administration
NAR	National Association of Realtors
NAREB	National Association of Real Estate Brokers
National Partnership for Reinventing Government	Formally known as NPR (National Performance Review). Review of federal government operations resulting in recommendations for improvement.
NCHS	National Center for Health Statistics

NCSBCS	National Conference of States on Building Codes and Standards
NFC	National Finance Center
NFFE	National Federation of Federal Employees (one of 2 employee unions in HUD)
NIBS	National Institute of Building Sciences
NOFA	(HUD) Notice of Funding Availability
NPR	See National Partnership for Reinventing Government
NSF	National Science Foundation
NTO	National Tenant's Organization
ODEEO	(HUD) Office of Departmental Equal Employment Opportunity
ODOC	(HUD) Office of Departmental Operations and Coordination
Officer Next Door	HUD sale of Single Family Properties in revitalization areas to police officers in order to improve neighborhood security.
OGC	(HUD) Office of General Counsel
OHHLHC	(HUD) Office of Healthy Homes and Lead Hazard Control
OLHC	See Office of Healthy Homes and Lead Hazard Control
OLR	(HUD) Office of Labor Relations
OMB	U.S. Office of Management and Budget
OMB Circular A-76	Policies and procedures to determine if work should be contracted or performed in-house.
OMB Circular A-102	Policies for Federal Departments for establishing and maintaining internal controls in program and administrative activities.
OMHAR	(HUD) Office of Multifamily Housing Assistance Restructuring
ONAP	Office of Native American Programs
Operating Subsidies	Payments authorized by the U.S. Housing Act of 1937 for operating costs of low-rent public housing projects.
OPM	Office of Personnel Management
Outlay	Measure of government spending for budget purposes. Any type of funds used to liquidate a federal obligation.
OSDBU	(HUD) Office of Small and Disadvantaged Business Utilization
P&F	program and funding (budget table)
PACS	HUD Performance Accountability and Communication System (for managers and supervisors)
PAE	Participating Administrative Entity. Organization eligible to implement mortgage restructuring and rental assistance sufficiency (Restructuring) Plans. (multifamily housing assistance restructuring)
PATH	Partnership for Advancing Technology in Housing (PD&R program)
PD	Property Disposition. Disposition of real property.
PD	Position Description. Description of the functions of a position.
PD&R	Policy Development and Research (HUD Office of)
PFS	Performance Funding System. Formula used to calculate the amount of operating subsidies required by each PHA

	to operate it's public housing.
PHA	Public Housing Authority
PHAS	Public Housing Assessment System (under REAC)
PHDEP	Public Housing Drug Enforcement Program (PIH program)
PHMAP	Public Housing Management Assessment Program (under PIH)
PIH	Public and Indian Housing (HUD Office of)
PJs	Participating Jurisdictions (in HOME program)
PTR	Post Technical Reviews
QMR	(HUD) Quality Management Review program (for oversight of field operations)
REAC	(HUD) Real Estate Assessment Center
REAP	Resource Estimation and Allocation Process (under Chief Financial Officer)
REMIC	Real Estate Mortgage Investment Conduit (under Ginnie Mae)
REMS	Real Estate Management System (under REAC)
Rent Supplement	Payments to owners of private housing on behalf of qualified low income tenants. (Housing and Urban Development Act of 1965).
Rental Rehabilitation	Grants to cities and states for rehabilitation of rental housing. (Housing Act of 1937)
REO	real estate owned (in reference to defaulted FHA-insured properties)
Reservation	Set-aside of funds for a particular program initiative.
RESPA	Real Estate Settlement Procedures Act. Requires lenders to provide borrowers under Federal loan or mortgage insurance programs to receive specific loan transaction information.
RFP	Request for Proposals. Used to solicit proposals for contracts under the negotiated procurement method.
RFO	Request for Quotations. Used to solicit price quotes under the simplified acquisition procurement method.
RIF	Reduction In Force. Action by management to reduce or adjust an agency's workforce.
ROSS	Resident Opportunity and Supportive Services
S&E	salaries and expenses appropriation
SAC	Special Applications Center (under PIH)
SAMA	Site Appraisal and Market Analysis. Required for commitment of FHA mortgage insurance on most Multifamily Projects and large subdivisions.
Schedule A	Excepted appointment for positions which are not practical to exam (eg. attorneys)
Schedule B	Excepted appointment to positions for which there is not competitive exams.
Schedule C	Appointment exempt from competitive procedures for individuals involved in setting Presidential policies or serving in confidential positions reporting to policy makers.
Section 3	Obligates PHAs to afford resident access to jobs and contracting opportunities created by federal funding.

Section 5(h)	Permits PHAs to sell all or part of a public housing development to eligible residents.
Section 8	Housing Assistance Payment Program (Housing and Community Development Act of 1974)
Section 8(a)	Small Business Act authorizing SBA to enter into contracts with other federal agencies for goods and services. SBA then subcontracts work with eligible small firms.
Section 8 FMC	Section 8 Financial Management Center (under PIH)
Section 9 Operating Subsidies	See Operating Subsidies
Section 184	Loan Guarantee Program
Section 202	Loans for construction/rehab of housing for the elderly or handicapped.
Section 203	Basic FHA Single Family mortgage insurance program.
Section 108	Section 108 Loan Guarantee Program (under CPD)
Section 202/811	Programs for housing assistance to the elderly and people with disabilities
Section 207	Basic FHA multifamily insurance program
Section 221(d)(2)	FHA Single Family Mortgage insurance for low/moderate income families
Section 221(d)(3)	FHA mortgage insurance for Multifamily housing for low/moderate income families.
Section 223(e)	FHA mortgage insurance with housing in older declining neighborhoods.
Section 223(f)	FHA mortgage insurance to refinance existing multifamily housing
Section 231	Mortgage insurance for housing constructed or rehabilitated primarily for elderly persons.
Section 235	FHA single family mortgage insurance with subsidies on interest for low/moderate income families
Section 236	FHA multifamily mortgage insurance with subsidies on interest for low/moderate income projects.
SEMAP	Section 8 Management Assessment Program
SES	Senior Executive Service. Personnel/Payroll system for executives. (Civil Service Act of 1978)
Source Evaluation Board	Group of HUD officials responsible for reviewing proposals on competitive contracts of more than \$500,000.
Special Risk Insurance Fund	One of four FHA funds used primarily for higher risk programs (eg. Section 235; Section 223(e).
SRI	Special Risk Insurance Fund (of FHA)
SRO	Single-Room Occupancy. Mortgage insurance under Section 221(d) for single room apartments.
STARS	System for tracking calls requesting computer-related assistance
Super NOFA	HUD's consolidated approach to issuance of Notices of Funding Availability
TANF	Temporary Assistance to Needy Families
TARC	Troubled Agency Recovery Center (under PIH)
TDHEs	Tribally Designated Housing Entities

TEAPOTS	Title VIII Paperless Office and Tracking System (FHEO system)
Title I (HCD 1974)	Title I of the Housing and Community Development Act of 1974 (CDBG) authorized CDBG
Title I (NHA 1937)	Title I of the National Housing Act of 1937 provided FHA insurance for home improvements and mobile homes.
Title VI	Loan Guarantee Program
TLI	Targeted Lending Initiative (of Ginnie Mae)
Turnkey	Housing unit initially financed and constructed by private sponsor and purchased by PHA.
USDA	U.S. Department of Agriculture
VA	Veterans Affairs (U.S. Department of)
VCA	Voluntary Compliance Agreement. Conciliation agreement signed by a complainant to resolve a complaint.
Youthbuild	HUD program to promote apprenticeships for needy youth in building trades