OMB Approval No: 2577-0226
Expires: 08/31/2009

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2009

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 County of Santa Barbara

PHA Number: CA021

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 509 Number of S8 units: Number of public housing units:
Number of S8 units: 3,487

PHA Consortia: (check box if submitting a joint PHA Plan and complete table) N/A

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				

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 County of Santa Barbara's mission is to provide good quality housing for low-income households in environments free from discrimination, while supporting economic opportunity and independence.

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) Increase housing choices for families and individuals. See Attachment F

PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)
Renovate or modernize public housing units:
Demolish or dispose of obsolete public housing:
Provide replacement public housing:
Provide replacement vouchers:

Other: (list below) Maintain safe, dcent, sanitary units and improve quality of life for residents in public housing developments.
See Attachment F

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) See Attachment F

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) Maintain safe, decent, sanitary units and improve quality of life for residents living in public housing developments.
See Attachment F

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) Create additional economic independence opportunities for families and individuals. See Attachment F

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) Promote equal housing opportunities.

Other PHA Goals and Objectives: (list below)

Deter and eliminate Program fraud.

Annual PHA Plan
PHA Fiscal Year 2009

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

Streamlined Plan:

High Performing PHA

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

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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Annual Plan

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ii. Table of Contents

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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.

Attachments:

Admissions Policy for Deconcentration (Public Housing) (CA021a01)
FY 2009 Capital Fund Program Annual Statement (CA021b01)
Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
List of Resident Advisory Board Members (CA021h01)
List of Resident Board Member
Community Service Description of Implementation
Information on Pet Policy (CA021k01)
Section 8 Homeownership Capacity Statement, if applicable
Description of Homeownership Programs, if applicable (CA021p01)

Optional Attachments:

PHA Management Organizational Chart (CA021c01)
FY 2009 Capital Fund Program 5 Year Action Plan (CA021b01)
Public Housing Drug Elimination Program (PHDEP) Plan
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (CA021n01)
Other (List below, providing each attachment name)
All Attachments as listed on page 43.

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**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development check here if included in the public housing	Annual Plan: Rent Determination

	A & O Policy	
X	Section 8 rent determination (payment standard) policies 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
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	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
X	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 check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	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
	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)
X	Pet Policy for Public Housing	Annual Plan
X	Community Service Requirement for Public Housing	Annual Plan

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-	Supply	Quality	Access-	Size	Loca-ti
Income <= 30% of AMI	6,857	5	5	4	3	3	4
Income >30% but <=50% of AMI	1,506	5	5	4	4	3	4
Income >50% but <80% of AMI	396	4	4	2	2	2	2
Elderly	673	5	4	3	4	2	2
Families with Disabilities	1,364	5	5	3	5	3	2
Hispanic	4,710	3	4	3	2	3	4

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:
U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
American Housing Survey data
Indicate year:
Other housing market study
Indicate year:
Other sources: (list and indicate year of information)

PHA Waiting Lists (Section 8)

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

State the housing needs of the families on the PHA's waiting list/s**. Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
Section 8 tenant-based assistance
Public Housing
Combined Section 8 and Public Housing
Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	5,119		1,621
Extremely low income <=30% AMI	3,861	75%	
Very low income (>30% but <=50% AMI)	976	19%	
Low income (>50% but <80% AMI)	282	6%	
Families with children	3,152	62%	
Elderly families	391	8%	
Families with Disabilities	952	19%	
White/Non-Hispanic	2,059	40%	
White/Hispanic	2,825	55%	
Black	178	2%	
American native	28	1%	
Asian	21	1%	
Native Hawaiian/Other Pacific Islander	8	1%	

Is the waiting list closed (select one)? No Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
Section 8 tenant-based assistance
Public Housing (All Housing Areas)
Combined Section 8 and Public Housing
Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	3,640		962
Extremely low income <=30% AMI	2,996	82%	
Very low income (>30% but <=50% AMI)	530	15%	
Low income (>50% but <80% AMI)	114	3%	
Families with children	2,264	62%	
Elderly families	282	8%	
Families with Disabilities	412	11%	
White/Non-Hispanic	1,445	40%	
White/Hispanic	1,885	52%	
Black	225	5%	
American native	43	1%	
Asian	35	1%	
Native Hawaiian/Other Pacific Islander	7	1%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,315	36%	409
2 BR	1,530	42%	298
3 BR	763	21%	209
4 BR	34	1%	46

Is the waiting list closed (select one)? No Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

Employ effective maintenance and management policies to minimize the number of public housing units off-line
Reduce turnover time for vacated public housing units
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) Maintain Section 8 lease-up rates by utilization of Project-Based vouchers.

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) Utilize Section 8 Project-Based assistance to ensure the availability of affordable units for a period of years.

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

Seek designation of public housing for the elderly
Apply for special-purpose vouchers targeted to the elderly, should they become available
Other: (list below)

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)

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)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2005 grants)**		
a) Public Housing Operating Fund	1,025,000	
b) Public Housing Capital Fund	1,100,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	30,394,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,264,000	PH Operations
4. Other income (list below)		
Interest / Investments	34,000	PH Operations
4. Non-federal sources (list below)		
Dwelling Rental	1,601,000	Housing Development

Total resources	36,418,000	

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) Ten (10)

When families are within a certain time of being offered a unit: (state time)

Other: (describe) Persons or families with disabilities may have a lack of rental history or imperfect rental history. Consideration should therefore be provided so as not create additional obstacles or barriers to accessing affordable housing.

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

PHA development site management office
Other (list below) On-Line through the Internet.

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

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
PHA main administrative office
All PHA development management offices
Management offices at developments with site-based waiting lists
At the development to which they would like to apply
Other (list below)

(3) Assignment

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

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
Emergencies
Overhoused
Underhoused
Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)
Resident choice: (state circumstances below)
Other: (list below) Accommodation for Disability.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

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

5 Date and Time

Former Federal preferences:

4 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)
2 Working families and those unable to work because of age or disability
3 Veterans and veterans' families
1 Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

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

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: All Amps.

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) Persons or families with disabilities may have an imperfect payment history, and with regard to individuals in wheelchairs, a perceived or actual greater housekeeping/damage challenge; therefore, information disclosed to landlords should be conveyed in a manner which will not present obstacles or barriers to disable individuals receiving housing assistance.

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) Rent Payment History/Housekeeping/Damages.

(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 site management offices or on-line on the Internet.

(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: Documented "Shopping List" indicating refusal by contacted landlords, and/or higher rents than accepted. As a Reasonable Accommodation to disabled clients.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in your jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

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.

5 Date and Time

Former Federal preferences

4 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)

2 Working families and those unable to work because of age or disability
3 Veterans and veterans’ families
1 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)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

Through published notices
Other (list below) Contact with Agencies that service the population required.

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**:** See Attachment I.

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)
Other (list below) Anytime there is a change in income.

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)

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 below100% of FMR
100% of FMR – North County & Buellton/Santa Ynez Valley
Above 100% but at or below 110% of FMR
Above 110% of FMR (if HUD approved; describe circumstances below)
Exception FMR's approved by HUD set at 124% of the FY2008 FMR's. Local PHA's have approved 0-BR units to be set at 108% of FY2008 FMR's and 1-BR units at 112.7% of FY2008 FMR's, instead of the higher HUD Exception Rent amounts.

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) More often if changes in rental market are noted.

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)

(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) See Attachment I.

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	509	81
Section 8 Vouchers	3,487	326
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually) *	238 - Aftercare	25
	19 - Mainstream	4
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list		

individually)		
Family Self-Sufficiency (FSS)	39	9

* Included in 3,487 allocation for Section 8.

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)

Public Housing Statement of Policies

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

   If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

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) (CA021b01)

-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 (CA021b01)

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

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

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

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

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

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

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: Aparicio Apartments II - **Goleta** 1b. Development (project) number: **CA16-P021-020**
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 10/23/07
5. Number of units affected: 8 6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/23/07 b. Projected end date of activity: 12/31/08

Demolition/Disposition Activity Description
1a. Development name: Aparicio Apartments III - **Goleta** 1b. Development (project) number: **CA16-P021-021**
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 10/23/07
5. Number of units affected: 8 6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/23/07 b. Projected end date of activity: 12/31/08

Demolition/Disposition Activity Description
1a. Development name: **L.C. Grossman Homes** 1b. Development (project) number: **CA16-P021-022**
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 12/07/05
5. Number of units affected: 0 – vacant land 6. Coverage of action (select one) Part of the development (undeveloped portion) Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01/03 b. Projected end date of activity: 12/31/08

Narrative for Disposition of Projects CA16-P021-20, 21, 22
(L.C. Grossman Homes, Aparicio apartments II & III)

In recent years, HUD has been consistently and progressively under-funding the Public Housing program. For example, in 2008 our agency is scheduled to receive only 82% of the subsidy it is entitled to by the very formula HUD created. The formula presumes to calculate the amount of subsidy required to maintain our properties and operation in a safe and effective manner. In addition, HUD has also required changes to the operation that are more property specific (decentralized) than agency wide oriented (centralized), thereby increasing operating costs.

In analyzing the results of this under funding, it is clear that the Goleta Public Housing units cannot be sustained adequately in the long term. Therefore, the Housing Authority will actively consider various funding alternatives for the 68 units of Public Housing located in Goleta Housing market area as a possible candidate for either “voluntary conversion” or “disposition”. The purpose of a voluntary conversion or a disposition is to move the property out of Public Housing and into something that provides a more adequate and stable source of financing for maintenance and operation. It is important to note that in either case, the majority of current tenants will likely be able to remain in their respective residences. Any displaced residents will be provided with relocation assistance.

Both of the options discussed above will require extensive research, analysis and careful consideration. The Authority will actively engage the residents, the Board and various community stakeholders before arriving at a decision. It is not known at this time which alternative, if any, will be best suited for the properties described above. We are including this item in the annual plan now to allow the exploration of these alternatives and to submit a proposal if and when merited.

Demolition/Disposition Activity Description
1a. Development name: Beattie Apartments - **Lompoc** 1b. Development (project) number: **CA16-P021-025**
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 08/04/08
5. Number of units affected: 9 6. Coverage of action (select one) Part of the development (16 units remaining in project – Leland Park Apts.) Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/04/07 b. Projected end date of activity: 12/31/08

Demolition/Disposition Activity Description
1a. Development name: Beattie Apartments II - **Lompoc** 1b. Development (project) number: **CA16-P021-027**
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 08/04/08
5. Number of units affected: 6 6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/04/07 b. Projected end date of activity: 12/31/08

Demolition/Disposition Activity Description
1a. Development name: **Lompoc Terrace** 1b. Development (project) number: **CA16-P021-004**
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (11/15/08)
5. Number of units affected: 10 Units, Housing Office, and vacant land 6. Coverage of action (select one) Part of the development 10 (of 50) units, Housing Office, undeveloped portion. Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/30/09 b. Projected end date of activity: 09/30/10

Narrative for Disposition of Projects CA16-P021-004

(Lompoc Terrace)

As part of our ongoing effort to better leverage existing affordable housing resources to create additional rental housing units that are affordable to low and very low income households, we propose to demolish 10 (of 50) existing public housing units and our existing Lompoc Housing Office in order to construct 55 affordable rental units, a community center and a playground after donating the resulting 2.77 acre development site to our affiliate nonprofit, Surf Development Company. We plan to construct a new replacement Housing Office on our Administrative Office property, which is next door to the existing office and the proposed 55-unit rental project. This development site donation, leveraged with a first mortgage, City of Lompoc redevelopment housing set-a-side funds, low income housing tax credits and other local affordable housing resources, will finance the proposed 55-unit affordable rental project, containing one, two, three and four bedroom units to accommodate a variety of low and very-low income household sizes. Further, we propose giving a preference to the relocated public housing residents in the new project.

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: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) Part of the development 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? Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes 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) Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) 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) Units addressed in a pending or approved demolition application (date submitted or approved: Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description **(Complete one for each development affected)**
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval 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) Part of the development 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: FSS Participants

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as

contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 12/20/00

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)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 06/30/08)
Public Housing	N/A	N/A
Section 8	67	39

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)

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

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

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

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

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)

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)]

See Attachment K

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? N/A
   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)? N/A

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
   Not applicable
   Private management
   Development-based accounting
   Comprehensive stock assessment
   Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
   Attached at (Comments will be provided under Attachment N at end of public comment period.)
   Provided below:

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

   Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
   Candidates were nominated by resident and assisted family organizations

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

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)

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: (Santa Barbara County, City of Lompoc, City of Santa Maria, City of Goleta)

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

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

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

- HOME Consortium established and mainted to provide HOME entitlement funds.
- CDGB grants obtained through State competitive process for county housing rehabilitation loan programs and for new housing projects.
- HOME and local funds are available through county-wide competitive NOFA process. Top priority is to use those funds to leverage other funds toward increasing supply of affordable rental housing. This is accomplished both by new construction, and acquisition and rehabilitation.

- Stated funding priorities and commitments include:

    1. Large family rental housing
    2. Acquisition of rental units “at risk” of conversion to market rate
    3. Special needs rental housing
    4. Rental housing for the elderly
    5. Opportunities for homeownership
    6. Homeowner rehabilitation loan programs

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.

ca021a01 – Admissions Policy for De-concentration (Public Housing)

ca021b01 – CFP 2008 Annual Statement & Five-Year Action Plan

ca021c01 – Organizational Chart

ca021d01 – Admissions Policy for De-concentration (Section 8)

ca021e01 – Public Housing Flat Rent Schedule

ca021f01 – Five-Year Plan Progress

ca021g01 – Resident Membership of the PHA Governing Board

ca021h01 – Resident Advisory Board Membership

ca021i01 - Minimum Rent Exemption Policies

ca021j01 – Substantial Deviation Definition

ca021k01 – Ownership of Pets in Public Housing

ca021l01 - Eligibility Requirements

ca021m01 - Community Service and Continued Occupancy

ca021n01 - Public/RAB Comments and PHA Responses

ca021o01 – Policy for Section 8 Project Based Assistance

ca021p01 – Section 8 Homeownership

ca021q01 – Denial or Termination of Section 8 Assistance

ca021r01 – Lease Approval Process

ca021s01 – CGP Performance & Evaluation Reports CA16-P021-501-06

ca021t01 - CGP Performance & Evaluation Reports CA16-P021-501-07

ca021u01 - CGP Performance & Evaluation Reports CA16-P021-501-08

ca021a01

SECTION IV

TENANT SELECTION AND ASSIGNMENT PLAN (TSAP)

In keeping with the geographical nature of the County and consistent with Title VI of the Civil Rights Act of 1964, the Housing Authority of the County of Santa Barbara will divide Santa Barbara into three areas, each with its own waiting list for the Low-Income Public Housing Program. This Tenant Selection and Assignment Plan (TSAP) outlines the procedures by which applicants will receive one offer of housing instead of three.

1. OFFER OF HOUSING

An applicant may decline an offer of housing if good cause is cited. In such cases where good cause is determined, another unit may be offered. Pursuant to HUD's Public Housing Occupancy Handbook, good cause may be:

a. The unit is not of the proper size and type and the applicant would be able to reside there only temporarily.

b. The unit contains lead-based paint and accepting the offer could result in subjecting the applicant's children under seven years of age to lead-based paint poisoning.

c. The applicant is unable to move at the time of the offer and presents clear evidence which substantiates this to the Authority's satisfaction. Examples:

   i.) A doctor verifies that the applicant has just undergone major surgery and needs a period to recuperate;

   ii. A court verifies that the applicant is serving on a jury which has been sequestered.

d. Accepting the offer would result in undue hardship to the applicant not related to consideration of race, color, national origin, or language, such as making employment or daycare facilities inaccessible and the applicant presents clear evidence which substantiates this to the Authority's satisfaction.

2. SUB-AREAS OF SANTA BARBARA COUNTY

Santa Barbara County will consist of three localities. Applicants have the right to enroll on any and all lists, but they will be placed on the bottom of all lists if they refuse an offer without good cause. The three localities, size, and type of housing units available in each area office address are as follows:

AMP 1: GOLETA (cities/communities include Carpinteria, Summerland, Montecito, Santa Barbara, Goleta, Isla Vista, UCSB, and Gaviota)

Area Office: 5575 Armitos Avenue, Goleta

Size, Number, and Type of housing units:

0 Bdrm.	5 Units	(family)
1 Bdrm.	40 Units	(family)
2 Bdrm.	24 Units	(family)
3 Bdrm.	1 Unit	(family)

Total Number of units in Area 1: 70

AMP 4: LOMPOC (cities/communities include Santa Ynez, Solvang, Buellton, Lompoc, Mission Hills, Vandenberg Village, and Los Alamos)

Area Office: 917 West Ocean Avenue, Lompoc

Size, Number, and Type of housing units:

1 Bdrm.	70 Units	(elderly)
1 Bdrm.	6 Units	(family)
2 Bdrm.	4 Units	(elderly)
2 Bdrm.	70 Units	(family)
3 Bdrm.	73 Units	(family)
4 Bdrm.	8 Units	(family)

Total Number of units in Area 2: 231

AMP 3: SANTA MARIA (cities/communities include Guadalupe, Orcutt, and Santa Maria)

Area Offices: 200 West Williams, Santa Maria
1050 Escalante Street, Guadalupe

Size, Number, and Type of housing units:

1 Bdrm.	34 Units	(elderly)
1 Bdrm.	4 Units	(family)
2 Bdrm.	66 Units	(family)
3 Bdrm.	82 Units	(family)
4 Bdrm.	35 Units	(family)

Total Number of units in Area 3: 221

3. METHOD OF ADMINISTERING THE APPLICATION PROCESS AND THE WAITING LIST

Pursuant to the CFRs and HUD Handbooks, eligible applicants will be assigned dwelling units in accordance with the Public Housing Occupancy Policy of the Housing Authority of the County of Santa Barbara.

a. Assignment of Accessible Units

The PHA will ensure that information regarding the availability of accessible units reaches eligible individuals with handicaps, the following additional procedures will be followed:

1. Eligible individuals with handicaps will be informed of the availability of accessible units and appropriate steps will be taken to tenant those units with eligible individuals whose disabilities require the accessibility features of the units. When an accessible unit becomes vacant, the PHA, before offering such a unit to a non-handicapped applicant, will offer that unit in the following order:

    a. FIRST, to a PHA tenant family currently occupying a unit in the same project as the vacant accessible unit, or occupying a unit in a comparable project under the Authority's control, that has a family member with a handicap requiring the accessibility features of the vacant unit and that currently occupies a unit not having those features.

    b. SECOND, to an eligible qualified applicant family on the PHA's waiting list that has a family member with a handicap requiring the accessibility features of the vacant unit.

    c. THIRD, to an eligible qualified person or family having a handicap requiring the accessibility features of the vacant unit who applies as the result of notification by the PHA to a community organization serving the handicapped that an accessible unit is available.

    d. FOURTH, to an applicant not having handicaps requiring the accessibility features of the unit. When offering the unit to an applicant not requiring the accessibility features, The PHA will require the applicant to agree to move to a non-accessible unit, when available, at such time when a qualified person who needs the accessibility features applies. The PHA will incorporate this provision into the leases of all occupants of accessible units.

4. Families who are determined to be eligible for housing assistance, will be selected from an area waiting list based upon the date and time of initial application and any Local Preferences claimed.

The order of admission from the waiting list will be based upon family size and on the unit size for which the family qualifies, in addition to their position on the waiting list.

A. Selection among Local Preference Holders will be made in the following order:

FIRST **County Residents.** County Residency status will be given to an applicant who resides and receives their mail in Santa Barbara County, or who works in or who has been notified that they have been hired to work in Santa Barbara County. No preference will be given based upon an applicant's residency in any part of the area served by the PHA.

SECOND **Working Families.** Working Family status will be given to an applicant whose head or co-head of household is employed (greater weight will not be given to an applicant based upon the amount of employment income); or, the head and spouse, or sole member, are age 62 or older, or receiving social security disability or supplemental security income disability benefits, or any other payments based upon an individual's disability; or, graduates of, as well as active participants in, educational and training programs that are designed to prepare individuals for a specific market career.

THIRD **Veterans.** Veteran status will be given to applicants who have been enlisted or who are currently serving in active duty in the United States Armed Forces for a minimum of six (6) continuous months, and if separated from military service, received an Honorable Discharge.

Applicants are eligible for any combination of Local Preferences. The more Preferences held by an applicant, the higher their placement on the waiting list(s).

B. Applicants who qualify for any of the identified Local Preferences, and who are Displaced by a Disaster and/or by Government Action, will be assisted ahead of other eligible applicants on the waiting list.

NOTE: All Local and Ranking Preferences will be verified by PHA staff based upon criteria and certifications predetermined by the PHA.

5. PUBLIC HOUSING DECONCENTRATION OF POVERTY AND INCOME TARGETING PLAN

It is the Housing Authority's policy that each applicant shall have the option of being assigned an appropriate place on the waiting list for any of the three sub-area localities within the Authority's jurisdiction, Santa Barbara County, as follows:

GOLETA
LOMPOC
SANTA MARIA

Applicants will be listed in sequence based upon date and time the application is received, the size and type of unit they require, and factors of preference or priority. In filling an actual or expected vacancy, the Authority will offer the dwelling unit to applicants in the appropriate sequence until it is accepted. Each applicant will be provided full disclosure of any and all options available to them with respect to the selection of specific developments in a sub-area.

The Authority will establish annual admissions goals for the purpose of deconcentration of poverty and income–mixing in public housing developments. The goals will conform to HUD guidelines for new admissions and will target eligible higher income families to occupy dwelling units in developments predominantly occupied by eligible very low-income families and vise-versa.

A. Implementation Of Deconcentration Of Poverty And Income Targeting Plan

Successful implementation of this plan will provide an outcome in which higher income tenants will move into lower income public housing developments and lower income tenants will move into higher income developments. The Authority will regularly analyze it's public housing unit inventory, tenant incomes, and available census tract income data to (1) determine and compare the relative tenant incomes of each development and the incomes of census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring higher income families into lower income developments (or, if appropriate to achieve the deconcentration of poverty , into developments in lower-income census tracts) and lower-income families into higher-income developments(or, if appropriate to achieve the deconcentration of poverty, into developments in higher income census tracts).

B. Deconcentration Of Poverty And Income Targeting Guidelines

For the purposes of providing deconcentration of poverty and income targeting Admittance procedures will include the following:

(1) The authority will publicize and disseminate information to make known the availability of housing units and housing related services for very low income families on a regular basis. When the Authority's waiting list is open, the Authority will publicize the availability and nature of housing assistance for very low-income families in a newspaper of general circulation, minority media, and by other suitable means.

To reach persons who cannot read the newspapers, the Authority will distribute fact sheets to the broadcast media, and initiate personal contacts with members of the news media and community service personnel. The Authority will also utilize public service announcements. The Authority will communicate the status of housing availability to other service providers in the community. The Authority will advise them of housing eligibility factors and guidelines in order that they can make proper referrals for families who seek housing.

(2) Working Family Preference status will be given to an applicant whose head or co-head of household is employed (greater weight will not be given to an applicant based upon the amount of employment income); or, the head and spouse, or sole member, are age 62 or older, or receiving social security disability or supplemental security income disability benefits, or any other payments based upon an individual's permanent disability; or, graduates of, as well as active participants in, educational and training programs that are designed to prepare individuals for a specific market career.

(3) Skipping of applicants on a waiting list specifically to reach another applicant with a lower or higher income will be uniformly applied by the Authority. Such skipping will be consistent with the requirement for deconcentration of identified poverty areas and/or income-mixing.

(4) The Authority recognizes the value of an ongoing partnership between it's staff and public housing residents for the development and implementation of a resident initiatives agenda to create self-sufficiency opportunities and maintain viable, safe, and drug-free public housing developments. The Authority's Board has, therefore, adopted policies and implemented procedures to support and encourage activities in the areas of anti-drug strategy and security; resident participation; homeownership opportunities; and economic development. These supportive services and amenities enhance the Authority's efforts to achieve the goals of deconcentration and income mixing in it's public housing developments.

6. POSTING THE TSAP

The PHA will post a description of the TSAP in a conspicuous place in each of its application-taking locations. A copy will be maintained on file for public inspection.

7. RECORDS MAINTENANCE

The PHA will maintain records to document the actions taken in implementing the multiple waiting lists. These records must include:

a. The location and size (number of bedrooms) of each unit offered;
b. The name, family size, race/ethnicity, and preference/priority weighting of all applicants receiving offers;
c. The date of acceptance or rejection of the offer;
d. The reasons for rejection of any offer, and the determination made by the Authority whether the rejection was made for good cause.

8. OUTREACH EFFORTS

The Housing Authority of the County of Santa Barbara will make additional efforts to have a cross-section of all communities. Outreach will be through community organizations and newspapers. Statistical reports will be reviewed on a regular basis to target outreach to specific groups where representation is weakest in the sub-areas and the overall county.

An Outreach Program will be maintained to ensure that public notices and other information about the availability and nature of housing assistance through the Authority reach qualified individuals with handicaps, and organizations serving such individuals. The Outreach will include, but not be limited to:

1 The advertisement of the availability of accessible units in local newspapers;
1 Regular notices to organizations serving handicapped individuals;
1 Public posting of information about the availability of accessible units in all area Housing Management Offices; *and*,
1 Individual counseling will be provided to assist applicants being placed in suitable, accessible units.

Annual Statement / Performance and Evaluation Report

ca021b01

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PHA Name:	Grant Type and Number:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-09**
	Replacement Housing Factor Grant No.:

XX Original Annual Statement __ **Reserve for Disasters/Emergencies** __ **Revised Annual Statement (revision number:)**

__ **Performance & Evaluation Report for Program Year Ending _____** __ **Final Performance & Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost Original	Revised (2)	Tota Obligated
1	Total Non-CGP Funds	.00		
2	1406 OPERATIONS (n.t.e. 10% of line 19)	109,993.00		
3	1408 MANAGEMENT IMPROVEMENTS	163,000.00		
4	1410 ADMINISTRATION	109,993.00		
5	1411 AUDIT	.00		
6	1415 LIQUIDATED DAMAGES	.00		
7	1430 FEES AND COSTS	.00		
8	1440 SITE ACQUISITION	.00		
9	1450 SITE IMPROVEMENTS	305,000.00		
10	1460 DWELLING STRUCTURES	310,000.00		
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00		
12	1470 NONDWELLING STRUCTURES	40,000.00		
13	1475 NONDWELLING EQUIPMENT	26,000.00		
14	1485 DEMOLITION	.00		
15	1490 REPLACEMENT RESERVE	.00		
16	1492 MOVING TO WORK DEMONSTRATION	.00		
17	1495.1 RELOCATION COSTS	.00		
18	1499 DEVELOPMENT ACTIVITIES	.00		
19	1501 COLLATERIZATION OR DEBT SERVICE	.00		
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	35,944.00		
21	**Amount of Annual Grant (lines 2-20)**	**1,099,930.00**		
22	Amount of line 21 Related to LBP Activities	.00		
23	Amount of line 21 Related to 504 compliance	.00		
24	Amount of line 21 Related to Security - soft cost	148,000.00		
25	Amount of line 21 Related to Security - hard cost	.00		
26	Amount of line 21 Related to Energy Cons.	.00		

Part I: Summary

FFY of Grant Approval:
2009

l Actual Cost (1)
Expended

Annual Statement / Performance and Evaluation Report **ca021b01**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-09** Replacement Housing Factor Grant No.:	**2009**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operating budget	1406		109,993.00				
	1406 SUBTOTAL			109,993.00				
PHA-Wide	Professional development training.	1408		10,000.00				
PHA-Wide	Resident training.	1408		5,000.00				
21-006	Security services (contract labor).	1408	69 units	42,000.00				
21-007	Security services (contract labor).	1408	81 units	42,000.00				
21-016	Security services (contract labor).	1408	40 units	32,000.00				
21-017	Security services (contract labor).	1408	35 units	32,000.00				
	1408 SUBTOTAL			163,000.00				
PHA-Wide	Administrative salaries and benefits.	1410		109,993.00				
	1410 SUBTOTAL			109,993.00				

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

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-09** Replacement Housing Factor Grant No.:	**2009**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
21-004	Parking lot, replacement (contract labor).	1450	100%	300,000.00				
21-005	Fence replacement (contract labor).	1450	100%	5,000.00				
	1450 SUBTOTAL			305,000.00				
21-006	Electrical, upgrade (contract labor).	1460	69 units	75,000.00				
21-007	Electrical, upgrade (contract labor).	1460	81 units	85,000.00				
21-016	Door, backdoor/storage (contract labor).	1460	40 units	24,000.00				
21-017	Door, backdoor/storage (contract labor).	1460	35 units	21,000.00				
21-023	Rain gutters, installation (contract labor).	1460	11 units	5,000.00				
21-023	Roofs, replacement (contract labor).	1460	1 building	60,000.00				
21-024	Painting, exterior - Orange (contract labor).	1460	11 units	15,000.00				
21-024	Landing/Walkway - Orange (contract labor).	1460		25,000.00				
	1460 SUBTOTAL			310,000.00				
21-004	Roofs (sheds), replace (contract labor).	1470		40,000.00				
	1470 SUBTOTAL			40,000.00				

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

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-09** Replacement Housing Factor Grant No.:	**2009**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
PHA-Wide	Maintenance vehicle, purchase.	1475	1 vehicle	26,000.00				
	1475 SUBTOTAL			26,000.00				
PHA-Wide	Contingency	1506		35,944.00				
	1506 SUBTOTAL			35,944.00				
	TOTAL			1,099,930.00				

Annual Statement / Performance and Evaluation Report **ca021b01**

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: **Housing Authority of the County of Santa Barbara**	Grant Type and Number: **Capital Fund Program Grant No: 501-09** Replacement Housing Factor Grant No.:	FFY of Grant Approval: **2009**

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 #1406	6/30/2011			6/30/2013			
PHA Wide #1408	6/30/2011			6/30/2013			
PHA-Wide #1410	6/30/2011			6/30/2013			
PHA-Wide #1475	6/30/2011			6/30/2013			
21-004	6/30/2011			6/30/2013			
21-006	6/30/2011			6/30/2013			
21-007	6/30/2011			6/30/2013			
21-013	6/30/2011			6/30/2013			
21-017	6/30/2011			6/30/2013			
21-022	6/30/2011			6/30/2013			
21-023	6/30/2011			6/30/2013			
21-024	6/30/2011			6/30/2013			

Capital Fund Program Five-Year Action Plan

ca021b01

Part I: Summary

HA Name:
Housing Authority of the County of Santa Barbara

[ ] Original 5-Year Plan
[X] Revision Number Four

Development Number/Name HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010-11	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2011-12	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2012-13
21-002 Guadalupe Ranch Acres		5,000	488,000	161,000
21-003 Guadalupe Ranch Acres		5,000	605,900	190,000
21-004 Lompoc Terrace		9,000	5,000	305,000
21-005 Guadalupe Ranch Acres		5,000	601,000	202,000
21-006 Evans Park		105,500	5,000	436,000
21-007 Evans Park		114,500	5,000	557,000
21-013 Miller Plaza		5,000	42,200	359,000
21-014 Stanley Horn Homes		166,000	5,000	232,000
21-015 Aparicio Apts. I		155,500	5,000	5,000
21-016 Lompoc Gardens I		5,000	17,000	83,000
21-017 Lompoc Gardens II		5,000	15,500	5,000
21-020 Aparicio Apts. II		5,000	5,000	86,000
21-021 Aparicio Apts. III		5,000	5,000	96,000
21-022 L.C. Grossman Homes		21,800	55,000	91,500
21-023 Aparicio Apts. IV		40,000	5,000	33,000
21-024 Aparicio Apts. V		80,000	5,000	395,000
21-025 Beattie Apts. I		5,000	5,000	252,000
21-025 Leland Park Apts.		56,200	5,000	35,000
21-027 Beattie Apts. II		5,000	5,000	209,000
21-034		19,000	17,100	159,000
1408		203,000	203,000	203,000
1410 Administrative		109,993	109,993	109,993
1430 Arch, Fees, & Tests		0	0	0
1465 Dwelling equipment		0		0
1470 Non-dwelling Structures		1,300,000	0	227,000
1475 Equip & vehicles		151,000	41,000	41,000
1495 Relocation		0	0	20,000
CFP Funds for 5-Year Plan		2,581,493	2,255,693	4,492,493
Replacement Housing Factor Funds		0	0	0

(4)
Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2013-14
16,400
18,000
339,000
148,000
704,565
649,685
214,600
297,600
35,600
431,500
516,500
125,200
93,200
65,600
39,400
96,600
145,200
601,500
68,300
163,000
203,000
109,993
0
0
43,000
41,000
0
5,166,443
0

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

ca021b01

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-002 **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab	5,000	**21-002** **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab Bathroom, remodel Carpet installation Doors, replace Electrical, upgrade Exhaust fans Flooring, replace Kitchens, upgrade Plumbing, upgrade Termite fumigation Water heater, replacement	5,000 64,000 48,000 112,000 10,000 4,000 32,000 192,000 4,800 12,000 4,200
	21-003 **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab	5,000	**21-003** **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab Bathroom remodel Carpet, installation Doors, replace Electrical upgrade Exhaust fan Flooring, replace Kitchen upgrade Plumbing upgrade Termite fumigation Water heater replacement	5,000 80,000 60,000 140,000 10,000 5,000 40,000 240,000 6,000 15,000 4,900
		Subtotal of CFP Estimated Cost	$10,000 continued		Subtotal of CFP Estimated Cost	$1,093,900 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-004 **Lompoc Terrace** **Apricot/Walnut/Dahlia** **Lompoc, CA**	Occupancy rehab Housing office, construct Termite treatment	5,000 1,300,000 4,000	**21-004** **Lompoc Terrace** **Apricot/Walnut/Dahlia** **Lompoc, CA**	Occupancy rehab	5,000
	21-005 **Guadalupe Ranch Acres** **Escalante / Tenth Streets** **Guadalupe, CA**	Occupancy rehab	5,000	**21-005** **Guadalupe Ranch Acres** **Escalante / Tenth Streets** **Guadalupe, CA**	Occupancy rehab Bathroom remodel Carpet Installation Doors, replace Electrical upgrade Exhaust fans Flooring, replace Kitchen upgrade Plumbing upgrade Termite treatment	5,000 80,000 60,000 140,000 10,000 5,000 40,000 240,000 6,000 15,000
	21-006 **Evans Park** **200 West Williams** **Santa Maria, CA**	Occupancy rehab Exhaust fans Plumbing system upgrade Water heaters	5,000 34,500 50,000 16,000	**21-006** **Evans Park** **200 West Williams** **Santa Maria, CA**	Occupancy rehab	5,000
		Subtotal of CFP Estimated Cost	$1,419,500 continued		Subtotal of CFP Estimated Cost	$611,000 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011	Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-007	Occupancy rehab	5,000	**21-007**	Occupancy rehab	5,000
	Evans Park	Exhaust fans	40,500	**Evans Park**		
	200 West Williams	Plumbing upgrade	50,000	**200 West Williams**		
	Santa Maria, CA	Water heaters	19,000	**Santa Maria, CA**		
	21-013	Occupancy rehab	5,000	**21-013**	Occupancy rehab	5,000
	Miller Plaza			**Miller Plaza**	Painting exterior	30,000
	301 West Maple Avenue			**301 West Maple Avenue**	Security screen doors	7,200
	Lompoc, CA			**Lompoc, CA**		
	21-014	Occupancy rehab	5,000	**21-014**	Occupancy rehab	5,000
	Stanley Horn Homes	Carpet, replace	61,600	**Stanley Horn Homes**		
	640 North "Q" Street	Flooring, replace	48,400	**640 North "Q" Street**		
	Lompoc, CA	Heating, replace	45,000	**Lompoc, CA**		
		Water lines, replace	6,000			
		Subtotal of CFP Estimated Cost	$285,500 continued		Subtotal of CFP Estimated Cost	$52,200 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost

	21-015 **Aparicio Apts I** **332 Ellwood Beach Drive** **Goleta, CA**	Occupancy rehab Balconies / walkways Flooring, replace Kitchens/bath sinks/faucets Kitchen remodel Water heaters, replace	5,000 7,500 35,000 2,000 100,000 6,000	**21-015** **Aparicio Apts I** **332 Ellwood Beach Drive** **Goleta, CA**	Occupancy rehab	5,000
	21-016 **Lompoc Gardens I** **300 West College Avenue** **Lompoc, CA**	Occupancy rehab	5,000	**21-016** **Lompoc Gardens I** **300 West College Avenue** **Lompoc, CA**	Occupancy rehab Security screen doors	5,000 12,000
	21-017 **Lompoc Gardens II** **535 North "I" Street** **Lompoc, CA**	Occupancy rehab	5,000	**21-017** **Lompoc Gardens II** **535 North "I" Street** **Lompoc, CA**	Occupancy rehab Security screen doors	5,000 10,500
		Subtotal of CFP Estimated Cost	$165,500 continued		Subtotal of CFP Estimated Cost	$37,500 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-020 **Aparicio Apts II** **6565 6575 Picasso Road**	Occupancy rehab	5,000	**21-020** **Aparicio Apts II** **6565, 6575 Picasso Road**	Occupancy rehab	5,000

	Goleta, CA			**Goleta, CA**		
	21-021 **Aparicio Apts III** **6599 Madrid /** **6553 Cordoba** **Goleta, CA**	Occupancy rehab	5,000	**21-021** **Aparicio Apts III** **6599 Madrid /** **6553 Cordoba** **Goleta, CA**	Occupancy rehab	5,000
	21-022 **LC Grossman Homes** **5575 Armitos Avenue** **Goleta, CA**	Occupancy rehab Water heater closet door Water heaters, replace	5,000 7,000 9,800	**21-022** **LC Grossman Homes** **5575 Armitos Avenue** **Goleta, CA**	Occupancy rehab Lighting replacement Termite treatment	5,000 20,000 30,000
		Subtotal of CFP Estimated Cost	$31,800 continued		Subtotal of CFP Estimated Cost	$65,000 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-023 **Aparicio Apts IV** **127 Orange Avenue** **Goleta, CA**	Occupancy rehab Painting, exterior Stucco, repair	5,000 30,000 5,000	**21-023** **Aparicio Apts IV** **127 Orange Avenue** **Goleta, CA**	Occupancy rehab	5,000

	21-024 **Aparicio Apts V** **145 Orange Avenue /** **301 Ellwood Beach Drive /** **120 Magnolia Avenue** **Goleta, CA**	Occupancy rehab Electrical system (Magnolia)	5,000 75,000	**21-024** **Aparicio Apts V** **145 Orange Avenue /** **301 Ellwood Beach Drive /** **120 Magnolia Avenue** **Goleta, CA**	Occupancy rehab	5,000
	21-025 **Lompoc Gardens I** **709-717 North "D" Street** **Lompoc, CA**	Occupancy rehab	5,000	**21-025** **Lompoc Gardens I** **709-717 North "D" Street** **Lompoc, CA**	Occupancy rehab	5,000
		Subtotal of CFP Estimated Cost	$125,000 continued		Subtotal of CFP Estimated Cost	$15,000 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-025 **Leland Park Apts** **250-260 North Pacific** **Orcutt, CA**	Occupancy rehab Doors (exterior), replace Lighting (bedroom ceiling) Maintenance store room Water heaters, replace	5,000 8,000 12,000 20,000 11,200	**21-025** **Leland Park Apts** **150-260 North Pacific** **Orcutt, CA**	Occupancy rehab	5,000
	21-027 **Beattie Apts II**	Occupancy rehab	5,000	**21-027** **Beattie Apts II**	Occupancy rehab	5,000

	700-704 N "E" St Lompoc, CA			**700-704 N "E" Street Lompoc, CA**		
		Subtotal of CFP Estimated Cost	$61,200 continued		Subtotal of CFP Estimated Cost	$10,000 continued

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

Activities for Year 1	Work Statement for Year 2 FFY: 2009 PHA FY: 2010-2011			Work Statement for Year 3 FFY: 2009 PHA FY: 2011-2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	21-034	Occupancy rehab	5,000	**21-034**	Occupancy rehab	5,000
	Lompoc/Santa Maria	Heating, replace	5,000	**Lompoc/Santa Maria**	Security screen doors	5,500
	CA	Water heaters, replace	9,000	**CA**	Stoves, replace	6,600
	PHA-Wide			**PHA-Wide**		
	1408	Professional dev training	10,000	1408	Professional dev training	10,000
	1408	Resident training	5,000	1408	Resident training	5,000
	1408	Computer software	15,000	1408	Computer software	15,000
	1408	Consulting services	25,000	1408	Consulting services	25,000
	1410	Admin salaries/benefits	109,993	1410	Admin salaries/benefits	109,993
	1475	Maintenance vehicle	26,000	1475	Maintenance vehicle	26,000

	1475	Computer equipment	15,000	1475	Computer equipment	15,000
	1475	Phone system	60,000			
	1475	Office furniture	50,000			
	Other			**Other**		
	21-006	Security services	42,000	21-006	Security services	42,000
	21-007	Security services	42,000	21-007	Security services	42,000
	21-016	Security services	32,000	21-016	Security services	32,000
	21-017	Security services	32,000	21-017	Security services	32,000
		Subtotal of CFP Estimated Cost	$482,993		Subtotal of CFP Estimated Cost	$371,093
			$2,581,493			$2,255,693

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

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Activities for Year 1	Work Statement for Year 4 FFY: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	**21-002** **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab Parking pad, replace Resurface exterior walls Relandscape grounds Sidewalks, replace	5,000 40,000 60,000 16,000 40,000	**21-002** **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab Accessibility upgrade Toilets, replace
	21-003 **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab Parking pads, replace Relandscape grounds Sidewalks, replace Walls (exterior), resurface	5,000 50,000 20,000 40,000 75,000	**21-003** **Guadalupe Ranch Acres** **1050 Escalante Street** **Guadalupe, CA**	Occupancy rehab Accessibility upgrade Toilets, replace
	21-004 **Lompoc Terrace** **Apricot/Walnut/Dahlia** **Lompoc, CA**	Occupancy rehab Maintenance shop, remodel Plumbing, upgrade	5,000 10,000 300,000	**21-004** **Lompoc Terrace** **Apricot/Walnut/Dahlia** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Driveways, replace Relandscape grounds Sprinkler system
	Subtotal of CFP Estimated Cost		$666,000 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: 2009	Work Statement for Year 5 FFY: 2009

	PHA FY: 2012-2013			PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	**21-005** **Guadalupe Ranch Acres** **Escalante/10th Street** **Guadalupe, CA**	Occupancy rehab Lighting, upgrade Parking pads, replace Relandscape grounds Sidewalks, replace Walls (exterior), resurface	5,000 5,000 56,000 20,000 41,000 75,000	**21-005** **Guadalupe Ranch Acres** **Escalante/10th Street** **Guadalupe, CA**	Occupancy rehab Accessibility upgrade Eaves, box-in Toilets, replace
	21-006 **Evans Park** **200 West Williams** **Santa Maria, CA**	Occupancy rehab Bathroom remodels Concrete patios Sewer lines, replace Sidewalks, replace	5,000 276,000 80,000 50,000 25,000	**21-006** **Evans Park** **200 West Williams** **Santa Maria, CA**	Occupancy rehab Accessibility upgrade Kitchen counter tops Refrigerator replacement Paint, exterior Parking areas, replace Relandscape grounds Sheds, (termites/upgrade) Stove replacement Toilets, replace Transmitters
	Subtotal of CFP Estimated Cost		$638,000 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories

See Annual Statement	**21-007** **Evans Park** **200 West Williams** **Santa Maria, CA**	Occupancy rehab Bathroom remodel Community Bldg, remodel Concrete patios Dryer vents, re-route Playgrounds Sewer lines, replace Sidewalks, replace	5,000 324,000 100,000 94,000 9,000 35,000 50,000 40,000	**21-007** **Evans Park** **200 West Williams** **Santa Maria, CA**	Occupancy rehab Accessibility upgrade Kitchen counter tops Painting, exterior Parking areas, replace Refrigerators, replace Relandscape grounds Sheds, (termites/upgrade) Stoves, replace Toilets, replace Transmitters
	21-013 **Miller Plaza** **301 West Maple** **Lompoc, CA**	Occupancy rehab Appliances, replace Bathroom, remodel Carpet replacement Kitchens, remodel Termite treatment Window coverings Windows, replace Windows, sliding glass doors	5,000 15,000 72,000 29,000 144,000 9,000 8,000 48,000 29,000	**21-013** **Miller Plaza** **301 West Maple** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Relandscape grounds Roof replacement Storage sheds Toilets, replace
		Subtotal of CFP Estimated Cost	$1,016,000 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	21-014 **Stanley Horn Homes** **640 North "Q" Street** **Lompoc, CA**	Occupancy rehab Fence, replace Windows (patio doors) Windows, replace Windows covering	5,000 75,000 48,000 89,000 15,000	**21-014** **Stanley Horn Homes** **640 North "Q" Street** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Bathrooms, remodel Kitchens, remodel Relandscape grounds

					Toilets, replace
See Annual Statement	**21-015** **Aparicio Apts I** **332 Ellwood Beach Dr** **Goleta, CA**	Occupancy rehab	5,000	**21-015** **Aparicio Apts I** **332 Ellwood Beach Dr** **Goleta, CA**	Occupancy rehab Accessibility upgrade Relandscape grounds Toilets, replace
	21-016 **Lompoc Gardens I** **300 West College** **Lompoc, CA**	Occupancy rehab Carport, replace Painting, exterior Plumbing, upgrade/heaters	5,000 72,000 38,000 40,000	**21-016** **Lompoc Gardens I** **300 West College** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Parking lots, replace Relandscape grounds Sidewalks, replace Toilets, replace Windows (patio doors) Windows, replace Window coverings
		Subtotal of CFP Estimated Cost Total of CFP Estimated Cost	$392,000 continued		Subtotal of CFP Estimated Cost Total 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual	**21-017** **Lompoc Gardens II** **535 North "I" Street** **Lompoc, CA**	Occupancy rehab	5,000	**21-017** **Lompoc Gardens II** **535 North "I" Street** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Parking lots, replace Relandscape grounds Sidewalks, replace Toilets, replace Windows (patio doors) Windows, replace Window coverings

Statement					
	21-020	Occupancy rehab	5,000	**21-020**	Occupancy rehab
	Aparicio Apts II	Laundry room, remodel	20,000	**Aparicio Apts II**	Accessibility upgrade
	6565, 6575 Picasso	Painting, exterior	26,000	**6565, 6575 Picasso**	Kitchens, remodel
	Goleta, CA	Relandscape grounds	20,000	**Goleta, CA**	Plumbing system, upgrade
		Roofs, replace	35,000		Toilets, replace
		Subtotal of CFP Estimated Cost	$111,000		Subtotal of CFP Estimated Cost
		Total of CFP Estimated Cost	continued		Total 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	21-021	Occupancy rehab	5,000	**21-021**	Occupancy rehab
	Aparicio Apts III	Laundry rooms, remodel	20,000	**Aparicio Apts III**	Accessibility upgrade
	6599 Madrid/	Painting, exterior	26,000	**6599 Madrid/**	Kitchens, remodel
	6553 Cordoba	Relandscape grounds	20,000	**6553 Cordoba**	Toilets, replace
	Goleta, CA	Roofs, replace	35,000	**Goleta, CA**	
		Sidewalks, install	10,000		
See					
Annual					
	21-022	Occupancy rehab	5,000	**21-022**	Occupancy rehab
Statement	**LC Grossman Homes**	Flooring, replace	30,000	**LC Grossman Homes**	Accessibility upgrade
	5575 Armitos Avenue	Kitchens, remodel	42,000	**5575 Armitos Avenue**	Carports, construct
	Goleta, CA	Plumbing, upgrade	14,500	**Goleta, CA**	Relandscape grounds

					Toilets, replace
	21-023 **Aparicio Apts IV** **127 Orange Avenue** **Goleta, CA**	Occupancy rehab Flooring, replace	5,000 28,000	**21-023** **Aparicio Apts IV** **127 Orange Avenue** **Goleta, CA**	Occupancy rehab Accessibility upgrade Relandscape grounds Toilets, replace
		Subtotal of CFP Estimated Cost Total of CFP Estimated Cost	$240,500 continued		Subtotal of CFP Estimated Cost Total 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	**21-024** **Aparicio Apts V** **145 Orange Avenue/** **301 Ellwood Beach Dr/** **120 Magnolia Avenue** **Goleta, CA**	Occupancy rehab Bathrooms, remodel Flooring, replace (Orange) Kitchens, remodel Laundry rooms (Orange)	5,000 58,000 42,000 290,000 5,000	**21-024** **Aparicio Apts V** **145 Orange Avenue/** **301 Ellwood Beach Dr/** **120 Magnolia Avenue** **Goleta, CA**	Occupancy rehab Accessibility upgrade Relandscape grounds Toilets, replace
	21-025 **Beattie Apts I** **709-717 N "D" Street** **Lompoc, CA**	Occupancy rehab Bathrooms, remodel Electrical system, upgrade Flooring, replace Kitchens, remodel Painting, interior Plumbing system, upgrade Water heaters, replace	5,000 75,000 45,000 14,000 46,000 12,000 43,000 12,000	**21-025** **Beattie Apts I** **709-717 N "D" Street** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Parking areas, replace Railing installation Rain gutters, install Relandscape grounds Security screen doors Storage sheds, construct Stucco, replace

					Toilets, replace
		Subtotal of CFP Estimated Cost	$652,000		Subtotal of CFP Estimated Cost
		Total of CFP Estimated Cost	continued		Total 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	**21-025**	Occupancy rehab	5,000	**21-025**	Occupancy rehab
	Leland Park Apts	Termite treatment	30,000	**Leland Park Apts**	Accessibility upgrade
	250-260 North Pacific			**250-260 North Pacific**	Bathrooms, remodel
	Orcutt, CA			**Orcutt, CA**	Fence replace
					Flooring replacement
					Kitchen models
					Parking lot
					Relandscape grounds
					Sidewalks replace
					Siding, replace
					Windows, replace
	21-027	Occupancy rehab	5,000	**21-027**	Occupancy rehab
	Beattie Apts II	Bathrooms, remodel	60,000	**Beattie Apts II**	Accessibility upgrade
	700-704 N "E" Street	Electrical system, upgrade	21,000	**700-704 N "E" Street**	Parking areas, replace
	Lompoc, CA	Flooring, replace	11,000	**Lompoc, CA**	Railing installation
		Kitchens, remodel	48,000		Relandscape grounds
		Painting, interior	15,000		Security screen doors
		Plumbing system, upgrade	49,000		Stucco, replace
					Toilets, replace

		Subtotal of CFP Estimated Cost Total of CFP Estimated Cost	$244,000 continued		Subtotal of CFP Estimated Cost Total 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	**21-034** **Lompoc, CA**	Occupancy rehab Driveways, replace Fences, replace Flooring, replace Kitchens, remodel	5,000 14,000 35,000 30,000 75,000	**21-034** **Lompoc, CA**	Occupancy rehab Accessibility upgrade Relandscape grounds Toilets, replace Windows (patio doors) Windows, replace
		Subtotal of CFP Estimated Cost Total of CFP Estimated Cost	$159,000 continued		Subtotal of CFP Estimated Cost Total 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: 2009 PHA FY: 2012-2013			Work Statement for Year 5 FFY: 2009 PHA FY: 2013-2014	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	**PHA-Wide**			**PHA-Wide**	
	1408	Professional dev training	10,000	1408	Professional dev training
	1408	Resident training	5,000	1408	Resident training
	1408	Computer software	15,000	1408	Computer software
	1408	Consulting services	25,000	1408	Consulting services
	1410	Admin salaries/benefits	109,993	1410	Admin salaries/benefits
	1475	Maintenance vehicle	26,000	1475	Maintenance vehicle
	1475	Computer equipment	15,000	1475	Computer equipment
	Other			**Other**	
	21-006	Security services	42,000	21-006	Security services
	21-007	Security services	42,000	21-007	Security services
	21-016	Security services	32,000	21-016	Security services
	21-017	Security services	32,000	21-017	Security services
	21-013	Resident relocation	20,000		
		Subtotal of CFP Estimated Cost	$373,993		Subtotal of CFP Estimated Cost
		Total of CFP Estimated Cost	**$3,230,493**		Total of CFP Estimated Cost

Estimated Cost
5,000
5,000
6,400
5,000
5,000
8,000
5,000
5,000
157,000
100,000
72,000
$373,400

continued

Estimated Cost
5,000
5,000
130,000
8,000
5,000
5,000
105,000
21,390
75,000
250,000
100,000
69,000
18,975
27,600
27,600
$852,565

continued

Estimated Cost

5,000
5,000
121,500
75,000
150,000
25,110
100,000
81,000
22,275
32,400
32,400
5,000
5,000
50,000
110,000
35,000
9,600
$649,685

continued

Estimated Cost
5,000
5,000
88,000
132,000
50,000

17,600
5,000
5,000
20,000
5,600
5,000
5,000
150,000
41,500
25,000
16,000
48,000
133,000
8,000
$764,700
continued

Estimated Cost
5,000
5,000
150,000
150,000
25,000
14,000
42,000
118,500
7,000

5,000
5,000
80,000
32,000
3,200
$641,700
continued

Estimated Cost
5,000
5,000
80,000
3,200
5,000
5,000
23,000
50,000

5,600
5,000
5,000
25,000
4,400
$221,200
continued

Estimated Cost
5,000
5,000
75,000
11,600
5,000
5,000
70,000
4,500
5,000
25,000
2,700
20,000
18,000

10,000
$261,800
continued

Estimated Cost
5,000
5,000
64,000
50,000
50,000
192,000
100,000
25,000
25,000
40,000
45,500
5,000
5,000
12,600
4,500
25,000
1,800
12,000
2,400

$669,800 continued

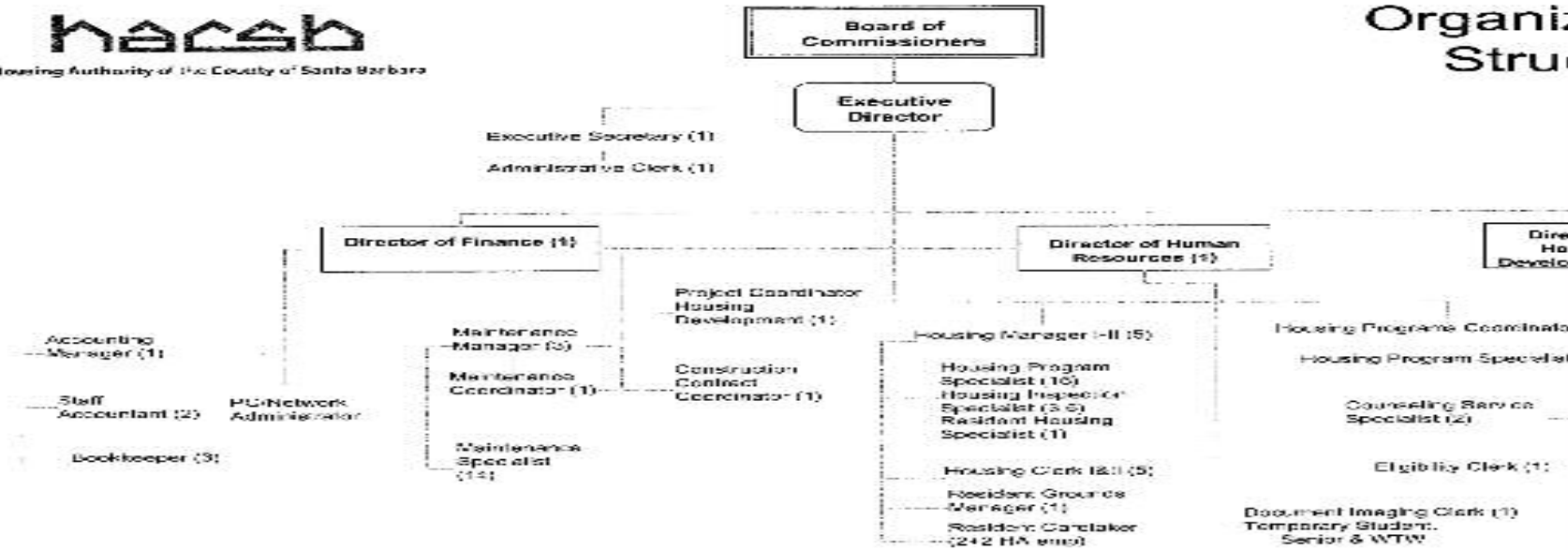
Estimated Cost
5,000
5,000
25,000
4,000
14,000
110,000
$163,000 continued

Estimated Cost
10,000
5,000
15,000
25,000
109,993
26,000
15,000
42,000
42,000
32,000
32,000
$353,993
$3,936,278

hacsb

Housing Authority of the County of Santa Barbara

Organiz
Stru



ca021d01 - Attachment D

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION I

RECEIPT OF APPLICATION AND ESTABLISHMENT OF A WAITING LIST

A. Outreach To Encourage Section 8 Program Participation In Areas Without Low-Income Or Minority Concentration

For the purpose of providing deconcentration of poverty and income mixing, the Housing Authority will establish annual admissions goals for the Section 8 Program. The admissions goals will conform to HUD guidelines for new admissions and will target extremely-low income families, as defined by HUD. Targeting will include skipping of a family on the waiting list specifically to reach another family with a lower or higher income to meet HUD established admissions goals.

The Authority will regularly review it's jurisdiction to identify areas of poverty and minority concentration in order to provide participant families with information and encouragement in seeking housing opportunities outside highly concentrated areas. Participant families will be provided maps that show various areas and information about facilities and services such as schools, transportation, and supportive and social services.

Assistance provided to participant families will include:

- Provide families with a search record form to gather and record information
- Direct contact with landlords
- Counseling with families
- Meeting with neighborhood groups to promote understanding
- Formal or informal discussions with landlord groups
- Formal or informal discussions with social service agencies
- Meet with rental referral companies or agencies
- Meet with fair housing groups or agencies
- Provide families with listing of landlords who have available units
- Provide families with information concerning portability

B. Receipt Of Applications: Applications for all Section 8 Programs will be taken at any Housing Authority Office handling the Section 8 Program. Applications will be accepted from families apparently eligible for any or all programs.

C. Processing Of Applications: The application constitutes the basic record of each family applying for assistance. Each application shall reflect the date and time received, preference status claimed, estimated family income, race, gender, ethnicity, and size of dwelling required. The application, together with all other materials relating to the family's eligibility and preference rating, etc., will be maintained in an active file for eligible applicants. Each family will be required to sign and date the application form attesting to it's accuracy.

The PHA will deny admission to an applicant if any member of the family is a person who was evicted from federally assisted housing in the last five (5) years because of drug-related criminal activity from housing assisted under a 1937 Housing Act Program. An applicant may also be denied assistance based upon the drug-related criminal activity or violent criminal activity by family members (refer to the 24 CFR 982.551 and 982.552).

D. **Families Determined To Be Ineligible:** If an applicant family is determined to be ineligible on the basis of income, family composition, or for any other reason, the applicant shall be notified promptly by letter of the determination; the notice shall contain a brief statement of the reasons for the decision. The applicant shall be informed in the letter of his/her right to an informal review to be requested within 10 days from the date of the letter, to make a reply or explanation, as he/she may wish. If, after the informal review, the applicant is still determined to be ineligible, the applicant shall be notified in writing.

The Housing Authority will retain inactive files for a period of three (3) years. These files will contain copies of the application and all related correspondence, and will be maintained separately from the active files.

E. **Formally Closed Waiting Lists:** If there is insufficient funding to admit all eligible applicants to participation in the PHA's Section 8 Program, the PHA may at any time suspend the acceptance or processing of new applications, or the addition of new listings to the waiting list. Any such suspension shall be publicly announced by the PHA through publication in a newspaper of general circulation as well as through minority media and other suitable means.

Notwithstanding the fact that the PHA may not be accepting additional applications for participation because of the length of the waiting list, the PHA may not refuse to place an applicant on the waiting list if the applicant is otherwise eligible for participation and claims that he or she qualifies for a Local Preference, unless the PHA determines, on the basis of the number of applicants who are already on the waiting list and who claim a Local Preference, and the anticipated number of Vouchers to be issued, that:

1. There is an adequate pool of applicants on the waiting list who are likely to qualify for a Local Preference; and,

2. It is unlikely that, on the basis of the PHA's system for applying the Local Preferences that the applicant claims, and the Preferences claimed by applicants on the waiting list, the applicant would qualify for assistance before other applicants on the waiting list.

F. **Placement Of Applicants On The Waiting List:**

1. A separate centralized waiting lists will be maintained for Section 8 Tenant-Based Assistance and separate site-based waiting lists will be maintained for each individual project-based site. Waiting lists will contain the applicant name, applicant I.D. code, the date and time of application, Local Preferences for which they are eligible, racial/ethnic designation of the head of household, and the appropriate size unit. Waiting list positions will be determined by date and time of application and Preferences qualified for.

   The family at the top of the waiting list will be assisted before all others on the waiting list; this family will be admitted when sufficient funds are available. The PHA will not skip the top family to admit an applicant who qualifies for a smaller unit size. Skipping of a family on the waiting list will only be allowed to specifically reach another family with a lower or higher income for purposes of Deconcentration and Income-Mixing.

The waiting list format will contain sufficient information for proper selection by the PHA of families who are next eligible for an allocation, according to its Equal Opportunity Housing Plan (refer to Section VII, Selection of Families for Issuance of Vouchers). It should be noted, that if a family's eligibility has been determined immediately, all income has been verified, and the appropriate size allocation is available for which no other family has been waiting, the PHA may immediately schedule a briefing.

All other families will have at least a temporary wait while income and other factors are being verified, as well as waiting for their name to be reached if other applicants are ahead of them on the waiting list. If verification occurred more than 60 days prior to selection, the information should be reverified prior to briefing and issuing of a Voucher.

2. The waiting list for all programs will be purged on a regular basis in order to maintain an accurate record of the number of families actually wanting assistance. An application will be ***cancelled*** when:

   a. An applicant so requests in writing;

   b. The Housing Authority is unable to contact the applicant at the address shown on their application;

   c. The applicant fails to respond to Housing Authority requests for information;

   d. The applicant fails to provide requested verification; or,

   e. The applicant fails to attend a briefing to obtain a voucher. If the applicant notifies the Authority of extenuating circumstances which prevented attendance, the applicant may be reinstated on the waiting list. Families may be reinstated on the waiting list with the same date and time of application previously held, if such a decision is reached during an Informal Review (refer to Hearing Procedures for Applicants).

ca021e01

ATTACHMENT E - PUBLIC HOUSING FLAT RENT SCHEDULE

EFF: 01/01/2007

AREA	DEVELOPMENT		ADDRESS	ZIP CODE	CENSUS TRACT	FLAT RENT AMOUNTS			
						1-BR	2-BR	3-BR	4-BR
GOLETA	Aparicio Apts. I	CA P021-015	332 Ellwood Beach	93117	29.04	$584			
	Aparicio Apts. II	CA P021-020	6565, 6575 Picasso	93017	29.11		$635		
	Aparicio Apts. III	CA P021-021	6599 Madrid / 6553 Cordoba	93017	29.11		$629		
	Aparicio Apts. IV	CA P021-023	127 Orange	93017	30.01	$705	$919		
	Aparicio Apts. V	CA P021-024	301 Ellwood Beach	93017	29.04	$800	$900	$1,127	
			145 Orange / 120 Magnolia	93017	30.01	$562			
	L.C. Grossman	CA P021-022	5575 Armitos Ave.	93017	30.01		$1,045		
LOMPOC	Lompoc Terrace	CA P021-04	815 West Ocean	93436	27.02	$500	$650	$850	$900
	Miller Plaza	CA P021-013	301 West Maple	93436	27.02	$560			
	Stanley Horn	CA P021-014	640 N. “Q” Street	93436	27.05	$550	$792		
	Lompoc Gardens I	CA P021-016	300 W. College	93436	27.02	$451	$567	$681	$806
	Lompoc Gardens II	CA P021-017	535 N. “I” Street	93436	27.02		$511	$666	
	Beattie Apartments	CA P021-025	709-717 N. “D” St.	93436	27.06			$581	
	Beattie Apts II	CA P021-027	700-704 N. “E” St.	93436	27.06			$561	
	Scattered-Site	CA16021-034	Lompoc	93436				$850	$1,000
SANTA MARIA	Guadalupe Acres	CA P021-05	10th St.	93434	25	$392			
	Guadalupe Acres	CA P021-02, 03, 05	1050 Escalante	93434	25	$392	$522	$653	$734
	Evans Park	CA P021-06, 07	200 W. Williams	93458	23.05	$409	$616	$688	$818
	Leland Park Apts.	CA P021-025	250-260 N. Pacific, Orcutt	93455	20.12	$500	$800		

Revised: 07/2006

ca021f01 - ATTACHMENT F
Housing Authority of the County of Santa Barbara
FY 2009 Annual Plan
PHA Fiscal Years 2005-2009
Progress Statements

The progress statements added to the goals and objectives in the 5-Year Plan constitutes a progress report.
*****

actively developed working relationships with persons and organizations that provide support services and advocacy. A specific example is the partnership that has grown between the PHA and two local organizations serving persons with developmental disabilities, CHANCE and Tri-Counties Regional Center. Our first project together will be a home, designed by George Braddock (a noteworthy developer of homes for the developmentally disabled), which is proposed to be built on a portion of an underdeveloped public housing site in Goleta. This home will be fully integrated into the community, yet provide the proper environment for persons with developmental disabilities. This is to be the first of many such projects completed with the help of these and other community partners.

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

Progress Statement:

The PHA is successfully implementing an on-going Capital Improvement Plan which includes agency-wide and project-specific management and physical improvements totaling approximately $1.1 million annually.

PHA Goal: Increase assisted housing choices.
Objective: Balance service delivery in all housing market areas

Progress Statement:

The PHA will continue to actively explore opportunities for the acquisition and / or development of affordable housing in all its jurisdictions and supervisory districts.

The PHA continues to receive HUD approval for exception rents in the Section 8 tenant-based program for use in south Santa Barbara County.

- -

PHA Goal: Provide an improved living environment.
Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in public housing developments.

Progress Statement:

Public housing management areas have been equipped with computer access for the exclusive use of their resident council members. Additionally, a comprehensive computer technology lab is provided for residents living in the Evans Park Homes public housing development located in Santa Maria. The Evans Park Community Center also

includes monthly health clinic services and a satellite branch of the Santa Maria Valley Boys and Girls Club.

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

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

Progress Statement:

The PHA executed a Memorandum of Agreement with Santa Barbara County Department of Social Services to coordinate targeting of services and resources to agency programs that support economic self-sufficiency of low-income families receiving welfare assistance and living in public housing or receiving Section 8 rental assistance. In this regard the PHA has an education center at Evans Park focusing on self sufficiency, educational and life skills.

The PHA continues to administer the Mortgage Credit Certificate Program for Santa Barbara County, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit.

The PHA is committed to developing and implementing a Section 8 homeownership program option as described in Attachment Q.

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

Objective: Promote equal housing opportunities.

Progress Statement:

The PHA periodically meets with community property owners and management agents to provide them with information and encourage their participation in the Section 8 program. Tenants and landlords are educated regarding their responsibilities for compliance with affirmative fair housing policies. The PHA provides ongoing educational training with staff to ensure their compliance with affirmative fair housing policies also.

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

Progress Statement:

The PHA remains committed to assuring that the proper level of benefits are received by all participating families, and that housing resources reach only income-eligible families so that program integrity can be maintained. The PHA takes all steps necessary to prevent fraud, waste, and mismanagement so that program resources are utilized judiciously. Methods and practices include, but are not limited to, written materials designed to promote understanding of program rules; program briefing sessions prior to issuance of assistance; tenant counseling sessions; posting of instructive signs in management offices and community centers; and verification of Section 8 participant income, employment and other eligibility information by credit reporting agencies.

ca021g01

ATTACHMENT G

Housing Authority of the County of Santa Barbara

RESIDENT MEMBER ON THE PHA GOVERNING BOARD

1. X Yes No Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

A. Name of resident member(s) on the governing board:

James Pearson

(NOTE: 62 or older – Vacant)

B. How was the resident board member selected?

Appointed by the County Board of Supervisors.

C. The term of appointment is:

Pearson – two years until replaced or reappointed

2. N/A

ca021h01

Attachment H

Resident Advisory Board Members

June 2008

Name	**Address**	**Phone**
SANTA MARIA:		
President	Open	
Vice President	Open	
Secretary	Open	
Treas.	Open	
Parliamentarian	Open	
GUADALUPE:		
Odelia Eliasar, Pres.	1060 Escalante	343-9649
Vice President	Open	
Treasurer	Open	
Secretary	Open	
Parlimenatrian	Open	
GOLETA:		
Michael Pardo,Pres.	5581 Armitos #A	964-2769
Mona Lisa Langlo, Sec.	5585 Armitos #D	692-5044
Flavio Gutierrez, V.P.	5595-A Armitos	683-1168
Lucia Torres, Treas.	5595 Armitos - #C	962-5595
Tom Miller	5585 – C Armitos	964-3852
LOMPOC:		
James Pearson, Pres	300 W. College #25	736-8324
Secretary	Open	
V.P.	Open	
Joe Guerrero	640 North "Q" St. Apt. 14	735-4146
Treasurer	Open	

ca021i01

Attachment I

DISCRETIONARY MINIMUM RENT HARDSHIP EXEMPTION POLICY

The Quality Housing and Work Responsibility Act of 1998 provides that a Family can request an exemption to the Minimum Rent due to the following circumstances:

1. The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;

2. The family would be evicted as a result of the imposition of the minimum rent requirement;

3. The income of the family has decreased because of changed circumstances, including loss of employment; and

4. A death in the family has occurred.

If a family requests a hardship exemption, the minimum rent requirement is immediately suspended. The minimum rent is suspended until a determination is made whether:

1. There is a hardship covered by the Act; and
2. The hardship is temporary or long-term.

If the PHA determines that there is no hardship covered by the Act, minimum rent is imposed (including back-payment for minimum rent from the time of suspension).

If the PHA determines that the hardship is temporary, the minimum rent is also imposed (including back-payment for minimum rent from the time of suspension), but the family cannot be evicted for non-payment during the 90-day period commencing on the date the family's request for exemption of minimum rent in excess of the tenant rent otherwise payable. A reasonable re-payment agreement must be offered for any such rent not paid during that period. If the family thereafter demonstrates that the financial hardship is of long-term duration, the PHA shall retroactively exempt the family from the minimum rent requirement. Families are eligible to apply through the grievance process for determination made of exemption status.

ca021j01

ATTACHMENT J

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SUBSTANTIAL DEVIATION DEFINITION

Substantial deviation or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

ca021k01 - Attachment K

SECTION XIII

OWNERSHIP OF PETS IN PUBLIC HOUSING

INTRODUCTION

This Section explains the Housing Authority of the County of Santa Barbara's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules are adopted in relationship to this Agency's intent to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the Housing Authority of the County of Santa Barbara.

All applicants for public housing units will be advised of the existence of this Pet Policy at the time of their initial application for assistance and a copy of the Pet Policy will be publicly posted in each Housing Authority office for the applicant's review. This Pet Policy shall be explained to new tenants and included as an addendum to their lease agreement; a copy will be provided to the tenant.

EXCLUSION FOR ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

This policy does not apply to animals that reside on the premises and are used to assist persons with disabilities, also defined as "service animals". This exclusion also includes such animals that visit the premises. The exclusion for animals that reside on the premises must be requested and will be granted under the following guidelines:

The tenant or prospective tenant certifies in writing that the tenant or a member of the tenant's household is a person with a disability; the animal requested for exclusion has been trained to assist persons with that specific disability; and the animal actually assists the person with a disability.

A. MANAGEMENT APPROVAL OF PETS

1. Registration of Pets:

Residents must submit a written request in advance for temporary permission to keep a pet on the premises. The temporarily approved pet must then be registered with the Housing Authority within 30 days.

Pet Registration includes:

a. Current license for the pet in compliance with local ordinances and requirements.

b. Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

c. Dogs and cats must be spayed or neutered.

d. Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet.

e. Registration must be renewed and will be coordinated with the annual recertification date.

f. Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

2. Refusal to Register Pets

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

a. The pet is not a common household pet as defined in this policy;

b. Keeping the pet would violate any House Pet Rules;

c. The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

d. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

Any pet that does not qualify to be registered with the Housing Authority must be removed from PHA property in accordance with Sections N., O., and P., of this policy.

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

B. STANDARDS FOR PETS

1. Persons with Disabilities

Pet rules will be applied to animals that assist persons with disabilities. To qualify for the waived pet deposit for disabled resident owners, the disabled resident/pet owner must certify:

a. That there is a person with disabilities in the household;

b. That the animal has been trained to assist with the specified disability; and

c. That the animal actually assists the person with the disability.

2. Types of Pets Allowed

Tenants are not permitted to have more than one type of pet. If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one. No types of pets other than the following may be kept by a resident.

a. Dogs (Pit Bulls and Rottweilers will NOT be allowed under any circumstances)

1. Maximum number: one (1)
2. Maximum adult weight: 25 pounds
3. Must be housebroken
4. Must be spayed or neutered
5. Must have all required inoculations
6. Must be licensed as specified now or in the future by State law and local ordinance

b. Cats

1. Maximum number: one (1)
2. Must be spayed or neutered
3. Must have all required inoculations
4. Must be trained to use a litter box or other waste receptacle
5. Must be licensed as specified now or in the future by State law or local ordinance

c. Birds

1. Maximum number: two (2)
2. Must be enclosed in a cage at all times

d. Fish

1. Maximum aquarium size: 75 gallons
2. Must be maintained on an approved stand

e. Rodents (Rabbits, guinea pigs, hamsters, or gerbils only)

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

f. Turtles

1. Maximum number: two (2)
2. Must be enclosed in an acceptable cage or container at all times.

C. PETS TEMPORARILY ON THE PREMISES

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

D. DESIGNATION OF PET / NO-PET AREAS

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

Where appropriate space is available, the Housing Authority will designate an area on the premises for pet exercise and the deposit of pet waste. Pet owners will be required to remove and properly dispose of all removable pet waste. Pet owners will not be allowed to exercise their pets or permit their pets to deposit waste outside the designated area. Pet owners will be required to remove their pet from the premises to permit the pet to exercise or deposit waste, if no area on the premises is designated for such purposes.

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

Resident/pet owners shall be required to pay a $300.00 refundable Pet Deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. Disabled resident/pet owners who qualify under the criteria set forth in Section B.1. of this Policy will not be required to pay a Pet Deposit.

Pet Deposits must be received by the PHA on or prior to the date the pet is properly registered and brought into the assisted unit. The PHA reserves the right to change or increase the required deposit by amendment to these rules.

F. ALTERATIONS TO UNIT

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

G. PET WASTE REMOVAL CHARGES

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

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

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

H. PET AREA RESTRICTIONS

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

Pets are not permitted in common areas including community rooms and laundry areas.

I. NOISE

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

J. CLEANLINESS REQUIREMENTS

1. Litter Box Requirements

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

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

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

2. Removal of Waste from Other Locations

a. The Resident/Pet Owner shall be responsible for the removal of any/all waste deposited by pets from the premises by placing it in a sealed plastic bag and disposing of it in an outside trash bin/other container provided by the PHA.

b. Any unit occupied by any pet will be fumigated at the time the unit is vacated.

c. The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

K. PET CARE

1. No pet (excluding fish) shall be left unattended in any apartment for a period in excess of twenty-four (24) hours.

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

3. Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

L. RESPONSIBLE PARTIES

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

M. INSPECTIONS

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

N. PET RULE VIOLATIONS

1. Pet Rule Violation Notice

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

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

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

If the pet owner requests a meeting within the three (3) day period, the meeting will be

scheduled no later than five (5) calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

O. NOTICE FOR PET REMOVAL

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA *shall* serve notice to remove the pet.

The Notice for Pet Removal shall contain:

1. A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;
2. The requirement that the resident /pet owner must remove the pet within forty-eight (48) hours of the notice; and,
3. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

P. TERMINATION OF TENANCY

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

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

Q. PET REMOVAL

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

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

R. EMERGENCIES

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

remove such animals.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION II

ELIGIBILITY REQUIREMENTS

A. To be eligible for admission, an applicant must qualify as a family.

A family consists of:

1. Two or more persons who have a family-type relationship (see definition), or,

2. An Elderly Family or Single Person.

   A single person may require a "Live-In Aide" (refer to Definitions) who is essential to the care and well-being of the single person, and:

   a. Whose income is not to be counted for the purpose of determining eligibility or rent;

   b. Such persons whose incomes are not counted for determining the eligibility and rent of the family, would not be parties to the lease and would not be considered the remaining member of a tenant family in the event the lessee dies or vacates the dwelling unit;

3. The remaining member of a tenant family (a Live-In Aide is not considered under this category); or,

4. A Displaced Person.

B. Income Limits for Admission:

To be financially eligible, the applicant must provide adequate evidence that annual income for the twelve month period following occupancy is not anticipated to exceed the Income Limits for Admission (see Appendix A).

Where the family has Net Family Assets in excess of $5,000.00, annual income for eligibility and rent shall include the greater of the actual net income derived from all Net Family Assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD.

C. Non-Economic Eligibility Criteria:

In determining eligibility, the following factors shall apply:

1. Whether the conduct of the applicant in present or prior housing has been such that admission to the program may reasonably be expected to adversely affect the health, safety, or welfare of other residents, or the physical environment, or the financial stability of the project. A record of any of the following may be sufficient cause for the Authority to deny eligibility:

   a. A record of non-payment of rightful obligations including rent, utilities, and credit purchases.
   b. A record of disturbance of neighbors.
   c. A record of destruction of property.
   d. Evidence of poor living or housekeeping habits.
   e. Money owing to the Housing Authority from prior occupancy.
   f. If the tenant is currently living in a unit subsidized by the Housing Authority.
   g. A history of criminal activity involving crimes of physical violence to persons or property or a record of other criminal acts which may reasonably be expected to adversely affect the health, safety, or welfare of other residents.
   h. The applicant, or any member of the applicant family, has been involved in drug-related activity or violent criminal activity.
   i. At least one (1) member of the household must be either a U.S. citizen or an eligible non-citizen.
   j. Persons or families with disabilities may have a lack of rental history or imperfect rental history. Consideration should therefore be provided so as to not create additional obstacles or barriers to accessing their fair share of affordable housing.

   10 The victim or threatened victim of an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

2. Ineligibility if Evicted for Drug-Related Activity

   Drug-related criminal activity is the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use a controlled substance.

   Persons evicted from public housing, Indian housing, Section 23, or any Section 8 Program because of drug-related criminal activity are ineligible for admission to public housing for a three (3) year period, beginning on the date of such eviction.

The Authority may waive the provision if:

a. The person demonstrates successful completion of a rehabilitation program approved by the HA; or,

b. The circumstances leading to the eviction no longer exist. For example, the individual involved in the drugs is no longer in the household because the person is incarcerated.

3. Screening Out Illegal Drug Users and Alcohol Abusers

The Authority may deny admission to public housing of any person who the HA determines is illegally using a controlled substance.

The Authority may deny admission of any person to public housing in cases where the HA determines that there is reasonable cause to believe that the person abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

The Authority may deny admission of any person to public housing in cases where the HA determines that there is reasonable cause to believe that the person's pattern of illegal use of a controlled substance or pattern of abuse of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

The Authority may waive policies prohibiting admission in these circumstances if the person demonstrates to the Authority's satisfaction that the person is no longer engaging in illegal use of a controlled substance or abuse of alcohol and:

a. Has successfully completed a supervised drug or alcohol rehabilitation program;

b. Has otherwise been rehabilitated successfully; or,

c. Is participating in a supervised drug or alcohol rehabilitation program.

4. In determining eligibility for admission, the Authority shall rely upon sources of information which may include, but not be limited to, Authority records, personal interviews with the applicant or resident, home visits, interviews with current and previous landlords, employers, family social workers, parole officers, criminal and court records, clinics, physicians, or the police department. This will be done in order to determine whether the individual attributes, prior conduct, and behavior of a particular applicant or resident is likely to interfere with other residents in such a manner as to diminish their enjoyment of the premises by affecting adversely their health, safety, or welfare or by adversely affecting the physical environment or the financial stability of the Authority's low-income housing project.

5. In the event of the receipt of unfavorable information with respect to an applicant, consideration shall be given to the time, nature, and extent of the applicant's conduct and to factors which might indicate a reasonable probability of favorable future conduct or financial prospects.

2 The PHA may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The PHA may honor court orders regarding the rights of access or control of the property and orders issued to protect the victim and to address the distribution or possession of property among household members where the family “breaks up”.

There is no limitation on the ability of the PHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence, or staling, other than the victim may not be subject to a “more demanding standard” than non-victims.

There is no prohibition on the PHA terminating assistance if it “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s (victim’s) assistance is not terminated”.

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The PHA may require certification by the victim of victim status on such forms as the PHA and/or HUD shall prescribe or approve.

D. NOTIFICATION OF INELIGIBILITY

Each applicant determined to be ineligible shall be promptly notified by the Housing Authority in writing of such determination with the reasons therefore and of his right, upon request within 5 days, to an informal hearing on the determination.

E. ELIGIBILITY FOR CONTINUED OCCUPANCY

To be eligible for continued occupancy, residents must meet the following criteria:

1. Who qualify as a family (see definition), or who are the last remaining member(s) of resident family.
2. Who conform to the occupancy standards.
3. Whose conduct does not prove detrimental to the development or its residents.
4. Terminating Assistance to Illegal Drug Users and Alcohol Abusers:

   a. The Authority may terminate the tenancy of any person who the Authority determines is illegally using a controlled substance.

   b. The Authority may terminate the tenancy of any person if the Authority determines that the person's abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.

F. ADDITION OF HOUSEHOLD MEMBERS

The same standards of resident suitability that are used for applicants also apply to any person a family in occupancy wishes to move into the unit. The PHA will determine that the person meets the standards prior to adding that person's name to the family's lease. If that person or the family does not cooperate, and moves that person into the unit without PHA permission, it could be grounds for eviction.

G. DEFINITIONS

Covered person, for purposes of 24 CFR Part 982 and this chapter, means a tenant, any member of the tenant's household, a guest or another person under the tenant's control.

Credible evidence may be obtained from police and/or court records. Testimony from neighbors, when combined with other factual evidence can be considered credible evidence. Other credible evidence includes documentation of drug raids or arrest warrants.

Dating Violence *(as defined in* S*ection 40002 of VAWA 1994)* which states as follows:
The term "dating violence" means violence committed by a person - (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) The length of the relationship; (ii) The type of relationship; (iii) They frequency of interaction between the persons involved in the relationship.

Domestic Violence *(as defined in Section 40002 of VAWA 1994)* which states as follows:
The term "domestic violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Drug means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Drug-related criminal activity means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug.

Guest, for purposes of this chapter and 24 CFR part 5, subpart A and 24 CFR Part 982, means a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. The requirements of part 982 apply to a guest as so defined.

Household, for the purposes of 24 CFR Part 982 and this chapter, means the family and PHA-approved live-in aide.

Immediate Family Member – *means* with respect to a person – (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or (B) any other person living in the household of that person and related to that person by blood or marriage.

Other person under the tenant's control, for the purposes of the definition of covered person and for 24 CFR Parts 5 and 982 and for this chapter, means that the person, although not staying as a guest (as defined in this chapter) in the unit, is, or was at the time of the activity in question, on the premises because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant's control.

Preponderance of evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Stalking – *means* – (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to – (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

Veteran means a person who served in the active United States active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable.

Violent criminal activity means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

ca021m01 - Attachment M

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION XVI

COMMUNITY SERVICE AND CONTINUED OCCUPANCY

1. GENERAL

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service, *or* (2) participate in an economic self-sufficiency program, *or* (3) a combination of both, unless they are determined exempt by the PHA from this requirement.

2. EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement:

A. Family members who are 62 or older.

B. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirements.

C. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.

D. Family members engaged in work activity.

E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.

F. Family members receiving assistance, benefits or services under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

3. NOTIFICATION OF THE REQUIREMENT

The PHA shall identify all adult family members who are apparently not exempt from the community service requirement.

The PHA shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The PHA shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after January 01, 2001. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

4. VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English-language proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work.

The PHA will coordinate with social service agencies, local schools, and other community agencies to identify volunteer community service options.

5. THE PROCESS

At the first annual reexamination on or after January 01, 2001, and each annual reexamination thereafter, the PHA will:

A. Provide a Community Service Certification Form to each family member(s) required to perform Community Service. The family member(s) is required to submit a completed Community Service Certification Form to the Community Service Coordinator each month. The Community Service Coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.

B. Provide the family member(s) with information about obtaining suitable volunteer positions and provide them with a listing of volunteer opportunities.

E. Thirty (30) days before the family's next lease anniversary date, the Community Service Coordinator will determine whether the family member is in compliance with the Community Service requirement.

6. NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The PHA will notify any family found to be in noncompliance of the following:

A. The family member(s) has been determined to be in noncompliance;

B. That the determination is subject to the grievance procedure; and

C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

7. OPPORTUNITY FOR CURE

Family member(s) with required participation in the Community Service Program who did not meet the required service hours, will be offered the opportunity to enter into a Cure Agreement prior to the anniversary of the lease. The Cure Agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The Cure shall occur over the 12-month period beginning with the date of the Agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes towards the current commitment until the current year's commitment is made.

The Community Service Coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the Agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the Agreement to perform community service, the PHA shall take action to terminate the lease.

8. PROHIBITION AGAINST REPLACEMENT OF AGENCY EMPLOYEES

In implementing the service requirement, the PHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees.

ca021n01 - ATTACHMENT N

Public/Resident Comments and PHA Responses

The Draft 2009 PHA Plan was distributed for public comment as of July 8, 2008.

Public Hearing

Public Hearing was held on August 21, 2008 at 260 N. San Antonio Rd., Santa Barbara, CA.

PUBLIC HEARING FOR DRAFT 2009 PLAN

No comments were received.

Written Comments

Comment letters were received from Santa Barbara County Housing and Community Development Department, the City of Santa Maria, the City of Lompoc, and the Coalition for Housing Assessibility, Needs, Choices and Equality (CHANCE, Inc). Comment letters and PHA responses are on file in the Administrative Office). A letter was also received from the California Rural Legal Assistance, Inc. (CRLA), which will be reviewed and responded to as appropriate.

Location	Work Item	Budgeted Amount	Suggestion Source	C
Guadalupe	Painting (interior)	$.00	Resident Suggestion	Interior painting w conjunction with a under the Capital F unit basis under the
Guadalupe	Parking Lot Replacement	$146,000	Resident Suggestion	Work item is curre
Guadalupe	Security Camera Installation	$.00	Resident Suggestion	Security cameras w

	(near mailboxes)			the Operating Bud
Guadalupe	Security Services	$.00	Resident Suggestion	Activity at Guadal security services. to organize a Neig
Guadalupe	Sidewalk Replacement	$121,000	Resident Suggestion	Work item is curre
Guadalupe	Sprinkler Installation	$56,000	Resident Suggestion	Work item is curre (Relandscape Grou
21-014 (640 North "Q" St.) Lompoc	Parking Space (additional)	$.00	Resident Suggestions	Property currently parking spaces; no be added.

Location	**Work Item**	**Budgeted Amount**	**Suggestion Source**	**C**
21-014 (640 North "Q" St.) Lompoc	Shut-Off Valve Installation	$.00	Resident Suggestion	Residents need to directly.
Santa Maria	Alley (close off at Big America)	$.00	Resident Suggestion	To be considered u Budget.
Santa Maria	Bathroom Remodel	$450,000	Resident Suggestion	Work item is curre
Santa Maria	Flooring Replacement	$.00	Resident Suggestion	Floors are in accep address in future y
Santa Maria	Irrigation Upgrade	$91,950	Resident Suggestion	Work item is curre Fund Program CA
Santa Maria	Parking Lots (make secure with gated aprons)	$.00	Resident Suggestion	Not feasible.
Santa Maria	Playground Installation	$35,000	Resident Suggestion	Work item is curre
Santa Maria	Speed Bumps	$.00	Resident Suggestion	Development stree added to Plan.

CA021o01 - Attachment O

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION XXIV

PROJECT-BASED HOUSING ASSISTANCE POLICY

A. LEASING CONTRACT UNITS

1. Selection of Tenants

a. During the term of the HAP contract, the owner must lease all contract units to eligible families selected and referred by the PHA from the PHA waiting list.

b. The owner may apply may apply its own admission standards in determining whether to admit a family referred by the PHA for occupancy of a contract unit.

c. The PHA must determine family eligibility in accordance with HUD requirements.

d. The contract unit leased to each family must be appropriate for the size of the family under the PHA's subsidy standards.

e. The owner is responsible for screening and selecting tenants from the families referred by the PHA from its waiting list.

B. OCCUPANCY AND PAYMENT

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of the contract units, the owner may keep the housing assistance payment for the month when the family moves out.

2. Vacancy Payment

a. If an assisted family moves out of a contract unit leased to and occupied by the family, the PHA shall continue housing assistance payments to the owner for a vacancy period of up to sixty days from the move-out date, if:

- The owner gives the PHA prompt notice of the vacancy;
- The vacancy is not the fault of the owner; *and,*
- The owner has taken every reasonable action to minimize the likelihood and length of vacancy.

b. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.

c. The owner may refer families to the PHA, and recommend selection of such families from the PHA for occupancy of vacant units.

d. After sixty days from commencement of a vacancy, the PHA will not make any housing assistance payments to the owner for the vacant contract unit.

3. PHA is Not Responsible for Family Damage or Debt to Owner

Except as provided in this Section, the PHA will not make any other payment to the owner under the Hap contract. The PHA will not make any payment to owner for any damages to the unit, or

for any other amounts owed by a family under the family's lease.

ca021p01 - Attachment P

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION XXV

HOMEOWNERSHIP

[24 CFR 982.625]

The PHA will offer a Homeownership option through the Section 8 Housing Choice Voucher Program to participating families who:

- Are currently enrolled in the Family Self-Sufficiency (FSS) Program; *and*,
- Who are in compliance with their FSS Contract.
- A family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person.

A. Eligibility Requirements [24 CFR 982.627]

The FSS participant family must meet all of the requirements listed below before the commencement of homeownership assistance.

1. The family must be eligible for and admitted to the Housing Choice Voucher program.

2. The family must qualify as a first-time homeowner.

3. The family must meet the Federal minimum income requirement.
   (The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000 hours, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted toward this requirement.)

4. The family must meet the Federal minimum employment requirement.
   (At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance. HUD regulations define “full time employment” as not less than an average of 30 hours per week.)
   NOTE: The Federal minimum employment requirement does not apply to elderly or disabled families.

5. The family has had no family-caused violations of HUD’s Housing Quality standards within the last year.

6. Any family member who has previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

7. The family does not owe money to the PHA.

8. The family has not committed any serious or repeated violations of a PHA-assisted lease within the past year.

9. Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance, for the purchase of any home.

B. Homeownership Counseling Requirements [24 CFR 982.630]

When the family has been determined eligible, they must attend and satisfactorily complete the pre-assistance homeownership and housing counseling programs. These counseling sessions will be conducted by a PHA Housing Counselor or contracted counseling services, and be consistent with HUD-approved housing counseling criteria.

C. Eligible Units [24 CFR 982.628]

a. Initial requirements applicable to the unit. The PHA must determine that the unit satisfies all of the following requirements:

1. The unit is eligible.
2. The unit was either under construction or already existing at the time the PHA determined that the family was eligible for homeownership assistance to purchase the unit.
3. The unit is either a one unit property or a single dwelling unit in a cooperative or condominium.

The unit has been inspected by PHA inspector and by an independent inspector designated by the family (see § 982.631).

4. The unit satisfies the HQS (see § 982.401 and §982.631).

b. PHA disapproval of seller. The PHA may not commence homeownership assistance for occupancy of a home if the PHA has been informed (by HUD or otherwise) that the seller of the home is debarred, suspended, or subject to a limited denial of participation under part 24 of this title.

D. INELIGIBLE HOUSING [24 CFR 982.352]

The following types of housing may not be assisted by a PHA in the tenant-based programs:

1. A public housing or Indian housing unit.
2. A unit receiving project-based assistance under Section 8 of the 1937 Act (42 U.S.C. 1437f).
3. Nursing homes, board and care homes, or facilities providing continual psychiatric, medical, or nursing services.
4. College or other school dormitories.
5. Units on the grounds of penal, reformatory, medical, mental, and similar public or private institutions.

E. Home Inspections and Contract of Sale [24 CFR 982.631]

The unit must meet Housing Quality Standards. The unit must also be inspected by an independent professional inspector selected and paid for by the family.

The independent inspection must cover major building systems and components, including:

- Foundation and structure;
- Housing interior and exterior;

Roofing;

Plumbing**,** electrical and heating systems.

The independent inspector must be qualified to report on property conditions, including major building systems and components.

The PHA may not require the family to use an independent inspector selected by the PHA. The independent inspector may not be a PHA employee or contractor, or other person under control of the PHA. However, the PHA may establish standards for qualification of inspectors selected by families under the homeownership option.

The family must enter into a contract of sale with the seller of the unit. A copy of the contract must be provided to the PHA. The contract of sale must specify the price and terms of sale by the seller to the purchaser, and provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser. The contract must also:

- Provide that the purchaser is not obligated to buy the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and,
- Contain the seller's certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under part 24 of this title.

F. Financing [24 CFR 982.632]

The family is responsible for securing financing. The PHA must approve the proposed financing and may disapprove if the PHA determines that the debt is unaffordable.

The family must contribute a minimum $1,000.00 of their own funds toward the down payment on the unit.

G. Continued Assistance [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund homeownership assistance for the month when the family moves out.

Before commencement of the homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

H. Family Obligations [24 CFR 982.633]

The family must comply with the following obligations:

- The family must attend and complete ongoing homeownership and housing counseling.
- The family must comply with the terms of the mortgage securing debt incurred to purchase the home (or any refinancing of such debt).
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.

The family must notify the PHA if the family defaults on the mortgage securing any debt incurred to purchase the home.

No family member may have any ownership interest in any other residential property during the time the family receives homeownership assistance.

- The home must pass an annual Housing Quality Standards inspection.

I. Maximum Term of Homeownership Assistance [24 CFR 982.634]

Except in the case of a family that qualifies as an elderly or disabled family, the maximum term of homeownership assistance is:

- 15 years, if the initial mortgage term is 20 years or longer; or,
- 10 years in all other cases.

The elderly family exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. The disabled family exception applies if, at any time during receipt of homeownership assistance, the family qualifies as a disabled family.

If the family ceases to qualify as elderly or disabled family during the course of homeownership assistance, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be afforded at least 6 months of homeownership assistance after the maximum term becomes applicable.

If the family receives homeownership assistance for different homes, or from different PHAs, the total is subject to the maximum term limitations.

J. Homeownership Assistance Payments and Expenses [24 CFR 982.635]

The monthly homeownership assistance payment is the *lower of*:

- The voucher payment standard *minus* the total tenant payment; *or*,

The family's monthly homeownership expenses *minus* the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those used for the Housing Choice Voucher program.

The PHA will pay the homeownership assistance payment to the family or the lender, at the discretion of the PHA.

Some homeownership expenses are allowances or standards determined by the PHA in accordance with HUD regulations. These allowances are used in determining expenses for all homeownership families and are not based on the condition of the home.

Homeownership expenses include:

- Principal and interest on mortgage debt.
- Mortgage insurance premium.

Real Estate Taxes and insurance.

The PHA utility allowance used for the voucher program.

The PHA allowance for routine maintenance costs**.**

The PHA allowance for major repairs and replacements.

Principal and interest on mortgage debt. incurred to finance costs for major repairs, replacements or improvements

- If the home is a condominium, expenses also include operating expenses or maintenance fees assessed by the homeowner association.

K. Portability [24 CFR 982.636, 982.353(b) and (c), 982.552, 982.553]

The family may exercise portability based upon the PHA's policy on portability *and* if the receiving PHA is administering a HCV homeownership program and is accepting new homeownership families.

The receiving PHA may absorb the family into its voucher program or bill the initial PHA. The receiving PHA arranges for housing counseling and the receiving PHA's homeownership policies apply.

L. Moving With Continued Assistance [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance, voucher rental assistance, or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA may establish policies that prohibit more than one move by the family during any one year period.

M. Denial or Termination of Assistance [24 CFR 982.638]

Termination of homeownership assistance is based upon the PHA's policies for the Housing Choice Voucher program and the following guidelines specific to the homeownership program:

- The family is dispossessed from the home due to a judgment or order of foreclosure.
- The family violates any of the following family obligations:
  - Transfer or conveyance of ownership of the home;
  Providing requested information to the PHA or HUD; or,
  - Notifying the PHA before moving out of the home.

  The PHA may permit such a family to move with continued voucher rental assistance. However, rental assistance will be denied if the family defaulted on an FHA-insured mortgage, and the family fails to demonstrate that the family conveyed title to the home as required by HUD, and the family moved within the period required by HUD.

N. DEFINITIONS

Admission. The point when the family becomes a participant in the program. The date used for this purpose is the effective date of the first HAP contract for a family (first day of initial lease term) in a tenant-based program.

Applicant (applicant family). A family that has applied for admission to a program, but is not yet a participant in the program.

Congregate Housing. Housing for elderly persons or persons with disabilities that meets the HQS for congregate housing.

Continuously Assisted. An applicant is continuously assisted under the 1937 Act if the family is already receiving assistance under any 1937 Act program when the family is admitted to the voucher program.

***Cooperative*.** Housing owned by a corporation or association, and where a member of the corporation or association has the right to reside in a particular unit, and to participate in management of the housing.

Cooperative Member. A family of which one or more members owns membership shares in a cooperative.

Domicile. The legal residence of the household head or spouse as determined in accordance with State and local law.

Family Self-Sufficiency Program (FSS Program). The program established by a PHA in accordance with 24 CFR part 984 to promote self-sufficiency of assisted families, including the coordination of supportive services.

First-time Homeowner. *In the homeownership option*: A family of which no member owned any present ownership interest in a residence of any family member during the three (3) years before commencement of homeownership assistance for the family. The term "first-time Homeowner" includes a single parent or displaced homemaker (as those terms are defined in 12 U.S.C. 12713) who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.

Home. *In the homeownership option*: A dwelling unit for which the PHA pays homeownership assistance.

Homeowner. *In the homeownership option*: A family of which one or more members owns title to the home.

Homeownership Assistance. *In the homeownership option*: Monthly homeownership assistance payments by the PHA. Homeownership assistance payment may be paid to the family, or to a mortgage lender on behalf of the family.

Homeownership Expenses. *In the homeownership option*: A family's allowable monthly expenses for the home, as determined by the PHA in accordance with HUD requirements (see § 982.635).

Homeownership Option. Assistance for a homeowner or cooperative member under § 982.625 to § 982.641. A special housing type.

Interest in the Home. *In the homeownership option*: (1) In the case of assistance for a homeowner, "interest in the home: includes title to the home, any lease or other right to occupy the home, or any other present interest in the home. (2) In the case of assistance for a cooperative member, "interest in the home" includes ownership of membership shares in the cooperative, any lease or other right to occupy the home, or any other present interest in the home.

Membership Shares. *In the homeownership option*: Shares in a cooperative. By owning such cooperative shares, the share-owner has the right to reside in a particular unit in the cooperative, and the right to participate in management of the housing.

Participant (participant family). A family that has been admitted to the PHA program and is currently assisted in the program. The family becomes a participant on the effective date of the first HAP contract executed by the PHA for the family (first day of initial lease term).

Present Homeownership Interest. *In the homeownership option*: "Present ownership interest" in a residence includes title, in whole or in part, to a residence, or ownership, in whole or in part, of membership shares in a cooperative. "Present ownership interest" in a residence does not include the right to purchase title to the residence under a lease-purchase agreement.

Statement of Homeowner Obligations. *In the homeownership option*: The family's agreement to comply with program obligations.

ca021q01 - Attachment Q

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION III

DENIAL OR TERMINATION OF ASSISTANCE

The PHA may deny or terminate assistance for a family because of the family's action or failure to act.

The PHA will provide families with a written description of the family obligations under the program, the grounds under which the PHA can deny or terminate assistance, and the PHA's informal hearing procedures.

Note: Definitions pertaining to Denial or Termination of Assistance are found in item C. of this Section)

A. GROUNDS FOR DENIAL/TERMINATION [24 CFR 982.54, 982.552, 982.553]

1. Form of Denial/Termination

a) Denial of assistance for an **applicant** may include any or all of the following:

- Denial for placement on the PHA waiting list
- Denying or withdrawing a voucher
- Refusing to enter into a HAP contract or approve a tenancy
- Refusing to process or provide assistance under portability procedures

b) Termination of assistance for a **participant** may include any or all of the following:

- Refusing to enter into a HAP contract or approve a tenancy
- Terminating housing assistance payments under an outstanding HAP contract
- Refusing to process or provide assistance under portability procedures
- The PHA will not issue a voucher to move if there is insufficient funding for continued assistance (24 CFR 982.54). The PHA will not issue a voucher to move if:
  - The family has violated a Family Obligation.
  - The family owes the PHA money.

The PHA may make exceptions to these restrictions under the following conditions:

- If there is an emergency reason for the move over which the participant has no control.
- If denial or termination is based upon behavior resulting from a disability, the PHA will delay the denial or termination in order to determine if there is an accommodation that would negate the behavior resulting from the disability.

- The victim or threatened victim of an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

2. Mandatory Denial and Termination

[24 CFR 982.54 (d), 982.552(b), 982.553(a), 982.553(b)]

The PHA must terminate assistance for participants or deny assistance to applicants for any of the reasons listed below.

- The participant family is under contract and 180 days have elapsed since the PHA's last housing assistance payment was made.

- The applicant or participant is convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.

- The PHA determines that any member of an applicant or participant household is currently engaging in illegal use of a drug.

- The PHA has reasonable cause to believe that any member of an applicant or participant household's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

The PHA determines that any member of the household is subject to a lifetime registration requirement under a state Sex Offender Registration Program.

The family has been evicted from housing assisted under the program for serious violation of the lease.

Any member of the family fails to sign and submit consent forms for obtaining information in accordance with HUD requirements.

When required under HUD regulations to establish citizenship or eligible immigration status.

- The applicant is a student enrolled at an institution of higher education, is under the age of 24, is not a veteran, unmarried and does not have a dependent child, is individually ineligible for section 8 assistance, or the student’s parents are, individually or jointly, ineligible for assistance.

3. Grounds for Denial or Termination of Assistance [24 CFR 982.552(c)]

The PHA will deny program assistance for an applicant, or terminate program assistance for a participant, for the following:

- If any family member has violated the family obligations (under 24 CFR 982.551) listed below:

- To not engage in any drug-related criminal activity;
- To not engage in any violent criminal activity;
- To allow the PHA to inspect the unit at least annually and at other times with reasonable notice;
- To notify the PHA before vacating a unit; or,
- To use the unit solely for residence by the family and as the family's principal place of residence and not to assign the lease or transfer the unit.

- The family breaches an agreement with a PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA. The PHA at its discretion may offer the family the opportunity to enter into a repayment agreement; the PHA will prescribe the terms of the agreement.

- The PHA may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

  The PHA may honor court orders regarding the rights of access or control of the property and orders issued to protect the victim and to address the distribution or possession of property among household members where the family “breaks up”.

  There is no limitation on the ability of the PHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence, or staling, other than the victim may not be subject to a “more demanding standard” than non-victims.

  There is no prohibition on the PHA terminating assistance if it “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s (victim’s) assistance is not terminated”.

  Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

  The PHA may require certification by the victim of victim status on such forms as the PHA and/or HUD shall prescribe or approve.

- If any member of the family and/or other "covered persons" engages in, or has engaged in drug or alcohol abuse that interferes with the health, safety or peaceful enjoyment of other residents.

- Any family member has committed fraud in connection with any federal housing assistance program.

- The participant is a student enrolled at an institution of higher education, is under the age of 24, is not a veteran, unmarried and does not have a dependent child, is individually ineligible for section 8 assistance, or the student’s parents are, individually or jointly,

ineligible for assistance.

B. SCREENING AND TERMINATION FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY

All screening and termination of assistance procedures shall be administered fairly to avoid violation of rights to privacy or discrimination on the basis of race, color, national origin, religion, familial status, disability, sex, or other legally protected groups.

1. Screening of Applicants

In an effort to prevent future drug-related and other criminal activity, as well as other patterns of behavior that may pose a threat to the health, safety or right to peaceful enjoyment of the premises by other residents, and as required by HUD, the PHA will screen applicants as thoroughly and fairly as possible for drug-related and violent criminal behavior.

Such screening will apply to any member of the household who is 18 years of age or older.

No applicant who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

2. Standard for Violation

The PHA will deny participation in the program to applicants and terminate assistance to participants in cases where the PHA determines there is reasonable cause to believe that a household member is using an illegal drug or if the person abuses alcohol in a way that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents, including cases where the PHA determines that there is a pattern of illegal use of a drug or a pattern of alcohol abuse.

"Engaged in or engaging in" violent criminal activity means any act within the past year by an applicant, participant, or any household member which involved criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage, which resulted in the conviction of the applicant, participant, or household member.

3. Drug-Related and Violent Criminal Activity

a) Ineligibility for Admission if Evicted for Drug-Related Activity.

Persons evicted from federally assisted housing because of drug-related criminal activity are ineligible for admission to the Section 8 program for a three (3) year period beginning on the date of such eviction.

The PHA may waive this ineligibility provision if:

- The evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the PHA; or,

- The circumstances leading to the eviction no longer exist. For example, the household member involved in the drug-related and/or violent criminal activity is no

longer in the household due to death or incarceration.

4. Denial of Assistance for Sex Offenders

The PHA will deny admission and/or terminate assistance if any member of the household is subject to a lifetime registration requirement under a state Sex Offender Registration Program. In screening applicants, the PHA will perform criminal history background checks to determine whether any household member is subject to a lifetime sex offender registration requirement.

5. Termination of Assistance for Participants

Termination of Assistance for Drug-related and/or Violent Criminal Activity.

Under the family obligations listed at 24 CFR 982.551, the members of the household must not engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. HUD regulations (24 CFR 982.553(b)) require the PHA to establish standards for termination of assistance when this family obligation is violated. The Housing Authority of the County of Santa Barbara has established the following standards for termination of assistance for the family when a household member and/or other "covered persons" has violated the family obligation to refrain from participating in drug-related or violent criminal activity.

Assistance will be terminated for participants who have been:

- Evicted from a unit assisted under any Federally assisted housing program for drug-related or violent criminal activity during participation in the program, and within the last three (3) years prior to the date of the notice to terminate assistance.

The PHA may waive this provision and permit the family to continue receiving assistance provided the circumstances leading to the eviction no longer exist (for example: the household member involved in the drug-related and/or violent criminal activity is no longer in the household due to death or incarceration).

6. Terminating Assistance for Alcohol Abuse by Household Members

Under the family obligations listed at 24 CFR 982.551, the members of the household must not abuse alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. Assistance will be terminated due to violation of a family obligation if the PHA determines that a member of the household has demonstrated a pattern of alcohol abuse that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.

7. Notice of Termination of Assistance

a) In any case where the PHA decides to terminate assistance to the family, the PHA must give the family written notice which states:

- The reason(s) for the proposed termination;
- The effective date of the proposed termination;
- The family's right, if they disagree, to request an Informal Hearing to be held before termination of assistance.
- The date by which a request for an Informal Hearing must be received by the PHA.

b) If the PHA proposes to terminate assistance for criminal activity as shown by a criminal record, the PHA will provide the subject of the record and the tenant with a copy of the criminal record.

c) The PHA will simultaneously provide written notice of the contract termination to the owner so that it will coincide with the Termination of Assistance. The Notice to the owner will not include any details regarding the reason for termination of assistance.

8. Required Evidence

The PHA will pursue fact-finding efforts as needed to obtain credible evidence. The PHA may terminate assistance for criminal activity by a household member under this section if the PHA has determined that the household member has engaged in the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

9. Confidentiality of Criminal Records

The PHA will ensure that any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

10. Reinstatement to Waiting List

Applicants determined to ineligible may become eligible and be reinstated on the Section 8 waiting list with their original date and time of application and preferences eligible for.

11. Conflict of Interest

Neither the PHA nor any of its contractors or subcontractors may enter into any contract or arrangement in connection with the Section 8 Program in which any of the following classes of persons has any interest, direct or indirect, during tenure or for one year thereafter:

- Any present or former member or officer of the PHA (except a participant commissioner);

- Any employee or board member of the PHA who formulates policy or who influences decisions with respect to the programs;
- Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the programs; or,
- Any member of the Congress of the United States.

Any member of the classes described in this section must disclose their interest or prospective interest to the PHA and HUD. The conflict of interest prohibition may be waived by the HUD field office for good cause.

C. DEFINITIONS

Covered person, for purposes of 24 CFR Part 982 and this chapter, means a tenant, any member of the tenant's household, a guest or another person under the tenant's control.

Credible evidence may be obtained from police and/or court records. Testimony from neighbors, when combined with other factual evidence can be considered credible evidence. Other credible evidence includes documentation of drug raids or arrest warrants.

Dating Violence *(as defined in* S*ection 40002 of VAWA 1994)* which states as follows:
The term "dating violence" means violence committed by a person - (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) The length of the relationship; (ii) The type of relationship; (iii) They frequency of interaction between the persons involved in the relationship.

Dependent Child in the context of the student eligibility restrictions, means a dependent child of an enrolled student who meets the criteria of 24 CFR 5.612. In this context, "dependent child" is defined in HUD's income eligibility regulations at 24 CFR 5.603 is a member of the family (except foster children and foster adults) other than the family head or spouse, who is under 18 years of age, or a person with a disability, or is a full-time student.

Domestic Violence *(as defined in Section 40002 of VAWA 1994)* which states as follows:
The term "domestic violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Drug means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Drug-related criminal activity means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug.

Guest, for purposes of this chapter and 24 CFR part 5, subpart A and 24 CFR Part 982, means a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. The requirements of part 982 apply to a guest as so defined.

Household, for the purposes of 24 CFR Part 982 and this chapter, means the family and PHA-approved live-in aide.

Immediate Family Member – *means* with respect to a person – (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or (B) any other person living in the household of that person and related to that person by blood or marriage.

Other person under the tenant's control, for the purposes of the definition of covered person and for 24 CFR Parts 5 and 982 and for this chapter, means that the person, although not staying as a guest (as defined in this chapter) in the unit, is, or was at the time of the activity in question, on the premises because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant's control.

Parents, for purposes of the student eligibility restrictions, and consistent with long-standing HUD policy regarding eligibility for the Section 8 Programs, means the biological or adoptive parents, or guardians (e.g., grandparents, aunt/uncle, godparents, etc.), or such other definition as may be adopted by the PHA.

Preponderance of evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Stalking – *means* – (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to – (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate

partner of that person.

Student means all students enrolled either full-time or part-time at an institution of higher education. The law does not exempt part-time students.

Veteran means a person who served in the active United States active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable.

Violent criminal activity means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

ca021r01 - Attachment R

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

SECTION IX

LEASE APPROVAL PROCESS

When the family finds a unit which is suitable for its needs, it must submit to the PHA a completed Request for Lease Approval, signed by both parties, along with a copy of the Lease Agreement. The PHA shall review the request to determine if the owner is eligible to participate in the Program, if the unit is eligible, and if the Lease is complete. The information provided by the owner and tenant on the form is also used as part of the basis for determining Rent Reasonableness and to schedule the unit inspection. The Request for Lease Approval must be submitted while the family's Voucher is effective. If the Voucher has expired, the PHA may extend it if it determines that the extension is warranted, that such an extension is possible within time limitations, and it has sufficient available allocations.

A. DETERMINATION OF OWNER ELIGIBILITY:

1. Restrictions On Owner Leasing To Relatives. (Ref. 24 CFR 982-306) The PHA will not approve a unit for lease if the owner is the parent, child, grandparent, grandchild, sister, or brother of any member of the assisted family household ("owner" includes a principal or other interested party). The PHA, however, may approve the unit for lease if the PHA determines that approving the unit would provide reasonable accommodation for a family member who is a person with disabilities (as defined in 24 CFR 8.3 and in section 3(b)(3)(E) of the United States Housing Act of 1937).

   NOTE: This restriction applies to new admissions and moves with continued assistance.

2. The Annual Contributions Contract (ACC) and HAP Contract contain conflict of interest provisions which may prohibit some owners from participation in the Program. The HAP Contract states that:

   "No present or former member or officer of the PHA (except tenant commissioner), no employee of the PHA who formulated policy or influences decisions with respect to the Section 8 Program, no tenant who is a candidate for employment with the PHA in a policy or decision-making position, and no public official or member of a governing body or State legislature who exercises functions or responsibilities with respect to the Section 8 Program during his tenure or for one year thereafter, shall have any dire or indirect interest in this Contract or in any proceeds or benefits arising from it."

3. Persons or families with disabilities may have an imperfect payment history, and with regard to individuals in wheelchairs, a perceived or actual greater housekeeping/damage challenge. Information disclosed to landlords should therefore be conveyed in a manner which will not present obstacles or barriers to disabled individuals receiving their fair share of affordable housing.

B. DETERMINATION OF UNIT ELIGIBILITY: Unit eligibility is determined by three criteria. First, the Gross Rent for the unit must be reasonable. Secondly, the unit must meet the Program's Housing Quality Standards (HQS). Thirdly, the rental of the unit under the Program must not violate the provisions of 24 CFR 982.205 if the unit is located in a project which receives federal, state, or local subsidy.

1. Determination of Acceptability within the Payment Standards limitations and Rent Reasonableness. The following points are emphasized:

   a. Gross Rent Computations. In order to determine the unit's Gross Rent, the rental rate requested by the owner (Contract Rent) must be added to the applicable allowance for the utilities and services which will be tenant-supplied (i.e., not supplied by the owner or included in the Contract Rent). The Utility Allowance must be computed by using the information in the Request for Lease Approval which shows those utilities and services that are the tenant's

responsibility. The dollar

amount of the Allowance to be provided the tenant for each applicable item is shown on the PHA's Schedule of Allowances for Tenant-Furnished Utilities. The total dollar amount of all applicable tenant-paid utilities is added to the Contract Rent, which equals the unit's Gross Rent. (The Utility Allowance amount must relate to the actual size of the unit selected, regardless of the unit size listed on the Voucher, and will also be used to determine the family's share of the rent ***if*** the unit is approved.)

b. Comparison of Gross Rent to Applicable FMR: Once the proposed Gross Rent of the selected unit has been determined, the resulting figure must fall below the applicable Payment Standard for the unit size listed on the Voucher *or* the size of the actual unit rented, whichever is lower.

c. If the otherwise approvable Contract Rent to Owner plus the applicable Allowance, if any, is higher than the Fair Market Rent, and if the PHA determines that such higher rent is justified, it shall take the action required to have a higher rent approved if it is possible to do so.

d. Rent Reasonableness: (Reference 24 CFR 982.503) Once the Contract and Gross Rents have been determined, the PHA must determine whether or not the Gross Rent is reasonable. It is not sufficient to approve a unit rent merely because it's Gross Rent is within the applicable FMR limitations. The PHA must certify and document that the Contract Rent is reasonable in relation to rents currently being charged for comparable units in the private, unassisted market and that the Contract Rent is not in excess of rents currently being charged by the owner for comparable unassisted units. In order to satisfy these requirements, the PHA must have an overall knowledge of the rental market within it's jurisdiction and data on the rents being charged for specific units.

2. Housing Quality Standard (HQS) Determinations (Reference 24 CFR 982.404)

a. Initial Inspection: Before approving a lease, the PHA shall inspect the unit for compliance with Housing Quality Standards. If there are defects or deficiencies which must be corrected in order for the unit to be Decent, Safe, and Sanitary, the Owner shall be advised by the Authority of the work required to be done. Before a Contract is executed, the unit must be re-inspected to verify that the unit is in compliance with HQS requirements.

b. Periodic Inspections: In addition to the Initial Inspection, the PHA will inspect each unit at least annually and at other times as may be necessary to be assured that the Owner is meeting the obligation to maintain the unit in Decent, Safe, and Sanitary condition, and to provide the agreed upon utilities and other services.

Following each HQS Inspection of a unit under contract where the unit fails to meet HQS, any cited life threatening HQS deficiencies must be corrected within 24 hours. All other cited HQS deficiencies must be corrected within 30 days or any PHA-approved extension. If deficiencies are not corrected in the timeframes set above, the PHA will abate the HAP. If the deficiencies are caused by the tenant household, the PHA will take prompt and vigorous action to enforce the family obligations.

The Authority will take into account complaints and any other information coming to its attention in scheduling Inspections. All complaints by Families concerning compliance by the Owner with the Housing Quality Standards shall be retained in the PHA's files for three (3) years.

SECTION IX, con't

3. Determination Necessary for Leasing of Units in Federally Subsidized Rental Projects:

If a Voucher Holder selects a unit in a project under any of the following Programs, certain determinations must be made by the PHA before any lease approval can be granted:

a. Section 221(d)(3) Below Market Interest Rate (BMIR) and Market Interest Rate (MIR) (HUD Program);
b. Section 236 (insured or non-insured) (HUD Program);
c. Section 202 (HUD Program); or,
d. Section 515 interest credit (Farmer's Home Administration (FmHA Program).

If the unit selected by a participant is located in any of these types of projects, the PHA must determine whether the project already has 40 percent or more of its units covered by one or more of the following programs:

(1) Section 8 Housing Assistance;
(2) Section 23 Rental Assistance;
(3) Rent Supplement Assistance;
(4) Section 236 "Deep Subsidy" Rental Assistance; or,
(5) State or Local Subsidy Programs (other than property tax exemption or abatement).

If the Voucher holder's leasing of the unit under the Program would result in the project exceeding the 40 percent limitation, the Request for Lease Approval must be disapproved. The PHA may, however, request HUD to approve an exception to the 40 percent limitation for the purpose of relieving the hardship of a particular family or families. Such a request should provide information which shows that the waiver is necessary because either:

(a) There is not a sufficient supply of alternate Decent, Safe, and Sanitary housing available in the community for eligible families; or,
(b) The family is already a resident of the project and their situation is such that moving would create a hardship for them.

Such waiver requests should be submitted to the Field Office for determination.

C. NOTIFICATION OF LEASE APPROVAL OR DISAPPROVAL:

1. Approval: If the PHA determines that all applicable Program requirements have been met, the PHA notifies the Owner and the Family, computes the Tenant share of the Contract Rent payable by the Family, and processes the Housing Assistance Payment (HAP) Contract.

2. Disapproval: If the PHA determines that the lease cannot be approved for any reason, including the condition of the unit, the PHA notifies the Owner and Family:

a. Of the reasons the lease or proposed dwelling unit were disapproved; and,
b. That if the conditions requiring disapproval are corrected by the Owner, the Owner or the Tenant must notify the PHA. If the disapproval was due to the condition of the unit, the Tenant or the Owner must schedule a re-inspection. The PHA may approve the unit if the conditions have been corrected satisfactorily within the given time constraints.

Annual Statement / Performance and Evaluation Report

ca021s01

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-06** Replacement Housing Factor Grant No.:	**2006**

__ **Original Annual Statement** __ **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision number: One)**

XX **Performance & Evaluation Report for Program Year Ending 6/30/2008** __ **Final Performance & Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised (2)	Total Actual Cost (1) Obligated	Total Actual Cost (1) Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.e. 10% of line 19)	108,917.00	108,917.00	108,917.00	108,917.00
3	1408 MANAGEMENT IMPROVEMENTS	189,863.00	127,157.49	127,157.49	91,308.92
4	1410 ADMINISTRATION	108,917.00	108,917.00	108,917.00	108,917.00
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	20,601.00	20,601.00	3,474.50
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	102,971.00	.00	.00	.00
10	1460 DWELLING STRUCTURES	.00	637,841.42	637,841.42	27,976.51
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	500,000.00	66,019.72	66,019.72	59,442.72
13	1475 NONDWELLING EQUIPMENT	19,722.37	19,722.37	19,722.37	19,722.37
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	58,785.63	.00	.00	.00
21	**Amount of Annual Grant (lines 2-20)**	**1,089,176.00**	**1,089,176.00**	**1,089,176.00**	**419,759.02**
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	170,000.00	127,157.49	127,157.49	91,308.92
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Costs	.00	.00	.00	.00

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

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-06** Replacement Housing Factor Grant No.:	**2006**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obigated	Expended	
PHA-Wide	Operating budget	1406		108,917.00	108,917.00	108,917.00	108,917.00	Complete.
	1406 SUBTOTAL			108,917.00	108,917.00	108,917.00	108,917.00	
PHA-Wide	Professional development training.	1408		14,863.00	.00	.00	.00	Deleted.
PHA-Wide	Resident training.	1408		5,000.00	.00	.00	.00	Deleted.
21-006	Security services (contract labor).	1408	69 units	42,500.00	41,960.58	41,960.58	30,167.06	In progress.
21-007	Security services (contract labor).	1408	81 units	42,500.00	41,960.58	41,960.58	30,167.06	In progress.
21-016	Security services (contract labor).	1408	40 units	42,500.00	21,618.16	21,618.16	15,487.40	In progress.
21-017	Security services (contract labor).	1408	35 units	42,500.00	21,618.17	21,618.17	15,487.40	In progress.
	1408 SUBTOTAL			189,863.00	127,157.49	127,157.49	91,308.92	
PHA-Wide	Administrative salaries and benefits.	1410		108,917.00	108,917.00	108,917.00	108,917.00	Complete.
	1410 SUBTOTAL			108,917.00	108,917.00	108,917.00	108,917.00	
21-022	A/E, Community Building.	1430	1 building	.00	20,601.00	20,601.00	3,474.50	In progress.
	1430 SUBTOTAL			.00	20,601.00	20,601.00	3,474.50	
21-022	Replace parking lot (contract labor).	1450	100%	102,971.00	.00	.00	.00	Reprogrammed to 501-08.
	1450 SUBTOTAL			102,971.00	.00	.00	.00	

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

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-06** Replacement Housing Factor Grant No.:	**2006**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
21-004	Occupancy Rehabilitation (force account).	1460	2 units	.00	27,731.19	27,731.19	27,731.19	Complete on 3/11/08.
				.00				
21-017	Replace bathroom ceiling fans (contract labor).	1460	34 units	.00	20,000.00	20,000.00	.00	Reprogrammed from 501-07.
	Electrical system upgrade (contract labor).	1460	34 units	.00	40,000.00	40,000.00	.00	Reprogrammed from 501-07.
	Replace flooring (contract labor).	1460	34 units	.00	155,000.00	155,000.00	245.32	Reprogrammed from 501-07.
	Kitchen remodel (contract labor).	1460	34 units	.00	148,000.00	148,000.00	.00	Reprogrammed from 501-07.
	Paint interior (contract labor).	1460	34 units	.00	106,000.00	106,000.00	.00	Reprogrammed from 501-07.
	Upgrade plumbing system (contract labor).	1460	34 units	.00	95,000.00	95,000.00	.00	Reprogrammed from 501-07.
	Termite treatment (contract labor).	1460	35 units	.00	35,000.00	35,000.00	.00	Reprogrammed from 501-07.
	Water heaters, replace (contract labor).	1460	34 units	.00	11,110.23	11,110.23	.00	Reprogrammed from 501-07.
	1460 SUBTOTAL			.00	637,841.42	637,841.42	27,976.51	
21-002	Remodel Cmty. Center, kitchen (contract labor).	1470	1 building	.00	35,581.86	35,581.86	32,034.86	Reprogrammed from 5-Year Plan.
21-007	Kitchen remodel, Hsg Office (contract labor).	1470	1 building	.00	30,437.86	30,437.86	27,407.86	Reprogrammed from 501-08.
21-022	Construct community building (contract labor).	1470	1 building	500,000.00	.00	.00	.00	Reprogrammed to 501-07.
	1470 SUBTOTAL			500,000.00	66,019.72	66,019.72	59,442.72	

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-06** Replacement Housing Factor Grant No.:	**2006**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
PHA-Wide	Purchase maintenance vehicle.	1475	1 vehicle	19,722.37	19,722.37	19,722.37	19,722.37	On schedule.
	1450 SUBTOTAL			19,722.37	19,722.37	19,722.37	19,722.37	
PHA-Wide	Contingency.	1502		58,785.63	.00	.00	.00	
	1502 SUBTOTAL			58,785.63	.00	.00	.00	

Annual Statement / Performance and Evaluation Report **ca021s01**

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: **Housing Authority of the County 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 #1406	7/17/2008		12/31/2006	7/17/2010		12/31/2006	
PHA Wide #1408	7/17/2008		9/30/2007	7/17/2010			
PHA-Wide #1410	7/17/2008		9/30/2006	7/17/2010		9/30/2007	
PHA-Wide #1475	7/17/2008		9/30/2006	7/17/2010		12/31/2006	
21-004	7/17/2008		3/31/2008	7/17/2010		6/30/2008	
21-006	7/17/2008		9/30/2007	7/17/2010			
21-007	7/17/2008		9/30/2007	7/17/2010			
21-016	7/17/2008		9/30/2007	7/17/2010			
21-017	7/17/2008		6/30/2008	7/17/2010			
21-022	7/17/2008		12/31/2007	7/17/2010			

Annual Statement / Performance and Evaluation Report

ca021t01

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-07** Replacement Housing Factor Grant No.:	**2007**

__ **Original Annual Statement** __ **Reserve for Disasters/Emergencies** __ **Revised Annual Statement (revision number:)**

XX **Performance & Evaluation Report for Program Year Ending 2008** __ **Final Performance & Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised (2)	Total Actual Cost (1) Obligated	Total Actual Cost (1) Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.e. 10% of line 19)	65,457.00	105,828.00	50,000.00	50,000.00
3	1408 MANAGEMENT IMPROVEMENTS	178,000.00	206,500.00	28,500.00	.00
4	1410 ADMINISTRATION	105,828.00	105,828.00	105,828.00	105,828.00
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	.00	.00	.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	.00	.00	.00	.00
10	1460 DWELLING STRUCTURES	623,000.00	17,000.00	.00	.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	21,000.00	.00	.00
12	1470 NONDWELLING STRUCTURES	.00	500,000.00	.00	.00
13	1475 NONDWELLING EQUIPMENT	26,000.00	24,406.90	24,406.90	24,406.90
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	60,000.00	60,000.00	13,750.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	.00	17,722.10	.00	.00
21	**Amount of Annual Grant (lines 2-20)**	**1,058,285.00**	**1,058,285.00**	**222,484.90**	**180,234.90**
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	168,000.00	168,000.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Costs	.00	.00	.00	.00

Annual Statement / Performance and Evaluation Report **ca021t01**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-07** Replacement Housing Factor Grant No.:	**2007**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operating budget	1406		65,457.00	105,828.00	50,000.00	50,000.00	On going.
	1406 SUBTOTAL			65,457.00	105,828.00	50,000.00	50,000.00	
PHA-Wide	Professional development training.	1408		10,000.00	10,000.00	.00	.00	On schedule.
PHA-Wide	Consulting services.	1408		.00	28,500.00	28,500.00	.00	In progress.
21-006	Security services (contract labor).	1408	69 units	42,000.00	42,000.00	.00	.00	On schedule.
21-007	Security services (contract labor).	1408	81 units	42,000.00	42,000.00	.00	.00	On schedule.
21-016	Security services (contract labor).	1408	40 units	42,000.00	42,000.00	.00	.00	On schedule.
21-017	Security services (contract labor).	1408	35 units	42,000.00	42,000.00	.00	.00	On schedule.
	1408 SUBTOTAL			178,000.00	206,500.00	28,500.00	.00	
PHA-Wide	Administrative salaries and benefits.	1410		105,828.00	105,828.00	105,828.00	105,828.00	Complete.
	1410 SUBTOTAL			105,828.00	105,828.00	105,828.00	105,828.00	

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

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-07** Replacement Housing Factor Grant No.:	**2007**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
21-017	Replace bathroom ceiling fans (contract labor).	1460	35 units	20,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Electrical system upgrade (contract labor).	1460	35 units	40,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Replace flooring (contract labor).	1460	35 units	155,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Kitchen remodel (contract labor).	1460	35 units	148,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Paint interior (contract labor).	1460	35 units	106,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Upgrade plumbing system (contract labor).	1460	35 units	95,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Termite treatment (contract labor).	1460	35 units	35,000.00	.00	.00	.00	Reprogrammed to 501-06.
	Water heaters, replace (contract labor).	1460	35 units	24,000.00	17,000.00	16,135.09	.00	Remaining portion in 501-06.
	1460 SUBTOTAL			623,000.00	17,000.00	16,135.09	.00	
21-017	Refrigerators, replace.	1465.1	35 units	.00	11,000.00	.00	.00	Reprogrammed from 501-08.
21-017	Stoves, replace.	1465.1	35 units	.00	10,000.00	.00	.00	Reprogrammed from 501-08.
	1465.1 SUBTOTAL			.00	21,000.00	.00	.00	
21-022	Community building construction (contract labor).	1470	1 building	.00	500,000.00	.00	.00	Reprogrammed from 501-06.
	1470 SUBTOTAL			.00	500,000.00	.00	.00	
PHA-Wide	Purchase maintenance vehicle.	1475	1 vehicle	26,000.00	24,406.90	24,406.90	24,406.90	Complete.
	1475 SUBTOTAL			26,000.00	24,406.90	24,406.90	24,406.90	

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

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-07** Replacement Housing Factor Grant No.:	**2007**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
21-017	Resident relocation.	1495	35 units	60,000.00	60,000.00	13,750.00	.00	In progress.
	1495 SUBTOTAL			60,000.00	60,000.00	13,750.00	.00	
PHA-Wide	Contingency.	1502		.00	17,722.10	.00	.00	On schedule.
	1502 SUBTOTAL			.00	17,722.10	.00	.00	

Annual Statement / Performance and Evaluation Report **ca021t01**

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: **Housing Authority of the County of Santa Barbara**	Grant Type and Number: **Capital Fund Program Grant No: 501-07** Replacement Housing Factor Grant No.:	FFY of Grant Approval: **2007**

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 #1406	9/12/2009			9/12/2011			
PHA Wide #1408	9/12/2009			9/12/2011			
PHA-Wide #1410	9/12/2009		9/30/2007	9/12/2011		6/30/2008	
PHA-Wide #1475	9/12/2009		12/31/2007	9/12/2011		3/31/2008	
21-006	9/12/2009			9/12/2011			
21-007	9/12/2009			9/12/2011			
21-016	9/12/2009			9/12/2011			
21-017	9/12/2009			9/12/2011			
21-022	9/12/2009			9/12/2011			

Annual Statement / Performance and Evaluation Report

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-08** Replacement Housing Factor Grant No.:	**2008**

XX Original Annual Statement __ **Reserve for Disasters/Emergencies** __ **Revised Annual Statement (revision number:)**

XX **Performance & Evaluation Report for Program Year Ending 2008** __ **Final Performance & Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised (2)	Total Actual Cost (1) Obligated	Total Actual Cost (1) Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.e. 10% of line 19)	109,993.00	109,993.00	.00	.00
3	1408 MANAGEMENT IMPROVEMENTS	187,282.00	158,000.00	.00	.00
4	1410 ADMINISTRATION	109,993.00	109,993.00	109,993.00	9,166.00
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	.00	.00	.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	50,000.00	294,950.00	.00	.00
10	1460 DWELLING STRUCTURES	461,000.00	181,000.00	.00	.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	21,000.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	50,000.00	132,000.00	.00	.00
13	1475 NONDWELLING EQUIPMENT	26,000.00	26,000.00	.00	.00
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	84,662.00	87,994.00	.00	.00
21	**Amount of Annual Grant (lines 2-20)**	**1,099,930.00**	**1,099,930.00**	**109,993.00**	**9,166.00**
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	148,000.00	148,000.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Cons.	.00	.00	.00	.00

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 County of Santa Barbara**				Grant Type and Number: **Capital Fund Program Grant No.: 501-08** Replacement Housing Factor Grant No.:				FFY of Grant Approval: **2008**
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operating budget	1406		109,993.00	109,993.00	.00	.00	On going.
	1406 SUBTOTAL			109,993.00	109,993.00	.00	.00	
PHA-Wide	Professional development training.	1408		10,000.00	10,000.00	.00	.00	On schedule.
PHA-Wide	Consulting services.	1408		29,282.00	.00	.00	.00	Reprogrammed to 501-07.
21-006	Security services (contract labor).	1408	69 units	42,000.00	42,000.00	.00	.00	On schedule.
21-007	Security services (contract labor).	1408	81 units	42,000.00	42,000.00	.00	.00	On schedule.
21-016	Security services (contract labor).	1408	40 units	32,000.00	32,000.00	.00	.00	On schedule.
21-017	Security services (contract labor).	1408	35 units	32,000.00	32,000.00	.00	.00	On schedule.
	1408 SUBTOTAL			187,282.00	158,000.00	.00	.00	
PHA-Wide	Administrative salaries and benefits.	1410		109,993.00	109,993.00	109,993.00	9,166.00	On going.
	1410 SUBTOTAL			109,993.00	109,993.00	109,993.00	9,166.00	
21-004	Irrigation, Install (contract labor)..	1450	100%	.00	45,000.00	.00	0.00	Reprogrammed from 5-Year Plan.
21-006	Irrigation, Install (contract labor)..	1450	100%	.00	46,950.00	.00	.00	Reprogrammed from 5-Year Plan.
21-007	Irrigation, Install (contract labor)..	1450	100%	.00	50,000.00	.00	.00	Reprogrammed from 5-Year Plan.
21-015	Parking lot, replacement (contract labor).	1450	100%	30,000.00	30,000.00	.00	.00	On schedule.
21-022	Fence replacement (contract labor).	1450	100%	20,000.00	20,000.00	.00	.00	On schedule.
21-022	Parking lot, replacement (contract labor).	1450	100%	.00	103,000.00	.00	.00	Reprogrammed from 501-06.
	1450 SUBTOTAL			50,000.00	294,950.00	.00	.00	

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 County of Santa Barbara**	Grant Type and Number: **Capital Fund Program Grant No.: 501-08** Replacement Housing Factor Grant No.:	FFY of Grant Approval: **2008**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
21-004	Sheds, re-roof (contract labor).	1460	50 units	40,000.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-006	Electrical, upgrade (contract labor).	1460	69 units	75,000.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-007	Electrical, upgrade (contract labor).	1460	81 units	85,000.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-013	Heating, replacement (contract labor).	1460	24 units	25,000.00	25,000.00	.00	.00	On schedule.
21-013	Water heaters, replacement (force account).	1460	24 units	17,000.00	17,000.00	.00	.00	On schedule.
21-023	Rain gutters, installation (contract labor).	1460	11 units	20,000.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-023	Roofs, replacement (contract labor).	1460	1 building	60,000.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-023	Water heater system, install (force account).	1460	11 units	12,000.00	12,000.00	.00	.00	On schedule.
21-024	Roofs, replacement - Orange (contract labor).	1460	1 building	120,000.00	120,000.00	.00	.00	On schedule.
21-024	Water heaters, replace -Orange (force account).	1460	10 units	7,000.00	7,000.00	.00	.00	On schedule.
	1460 SUBTOTAL			461,000.00	181,000.00	.00	.00	
21-017	Refrigerators, replace.	1465.1	35 units	11,000.00	.00	.00	.00	Reprogrammed to 501-07.
21-017	Stoves, replace.	1465.1	35 units	10,000.00	.00	.00	.00	Reprogrammed to 501-07.
	1465.1 SUBTOTAL			21,000.00	.00	.00	.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No.: 501-08** Replacement Housing Factor Grant No.:	**2008**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
21-002	Remodel Office/Cmty Center (contract labor).	1470		25,000.00	.00	.00	.00	Programmed to 501-06.
21-007	Office kitchen (contract labor).	1470		15,000.00	.00	.00	.00	Reprogrammed to 501-06.
21-007	Termite treatment, Cmty Bldg (contract labor).	1470		10,000.00	10,000.00	.00	.00	On schedule.
21-022	Community Building Construction (contract labor).	1470		.00	122,000.00	.00	.00	Reprogrammed from 501-06;
								remaining portion in 501-07.
	1470 SUBTOTAL			50,000.00	132,000.00	.00	.00	
PHA-Wide	Maintenance vehicle, purchase.	1475	1 vehicle	26,000.00	26,000.00	.00	.00	On schedule.
	1475 SUBTOTAL			26,000.00	26,000.00	.00	.00	
PHA-Wide	Contingency	1502		84,662.00	87,994.00	.00	.00	On schedule.
	1502 SUBTOTAL			84,662.00	87,994.00	.00	.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:	Grant Type and Number:	FFY of Grant Approval:
Housing Authority of the County of Santa Barbara	**Capital Fund Program Grant No: 501-08** Replacement Housing Factor Grant No.:	**2008**

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 #1406	6/30/2010			6/30/2012			
PHA Wide #1408	6/30/2010			6/30/2012			
PHA-Wide #1410	6/30/2010		6/30/2008	6/30/2012			
PHA-Wide #1475	6/30/2010			6/30/2012			
21-004	6/30/2010			6/30/2012			
21-006	6/30/2010			6/30/2012			
21-007	6/30/2010			6/30/2012			
21-013	6/30/2010			6/30/2012			
21-015	6/30/2010			6/30/2012			
21-017	6/30/2010			6/30/2012			
21-022	6/30/2010			6/30/2012			
21-023	6/30/2010			6/30/2012			
21-024	6/30/2010			6/30/2012			