

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Housing Authority's mission 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 Housing Authority established the following goals and objectives in the most recent Five Year Plan:

Goal: Expand the supply of assisted housing

- Apply for additional rental vouchers – The Housing Authority policy has been, and continues to be, to apply for additional rental assistance and vouchers whenever funding is available.
- Reduce public housing vacancies – The Housing Authority vacancy rate has consistently been less than 3%, with a turnaround time of less than 20 days per vacancy.

Goal: Improve the quality of assisted housing

- Improve public housing management – The Housing Authority has maintained our rank as a High Performer agency.
- Improve voucher management – The Housing Authority has maintained our rank as a High Performer agency.
- Increase customer satisfaction – The public housing resident survey has consistently showed high levels of resident satisfaction.
- Renovate or modernize public housing units – The Housing Authority has used capital funds to modernize public housing units as needed.

Goal: Increase assisted housing choices

- Provide voucher mobility counseling – The Housing Authority has provided rental assistance counseling to tenants and applicants who have trouble finding a suitable unit.
- Conduct outreach to landlords – The Housing Authority has placed newspaper ads, sent mailings to property management companies on an as needed basis, and conducted landlord informational briefings to potential landlords on an ongoing basis.
- Increase voucher payment standards – The Housing Authority has examined the rent burden of voucher holders on an annual basis to determine an appropriate payment standard. In most cases, payment standards have been increased annually.
- Implement voucher homeownership program – The Housing Authority has successfully implemented a voucher homeownership program.

Goal: Provide improved living environment

- Implement measures to deconcentrate poverty by bringing the higher income public housing households into lower income developments – The Housing Authority has complied with HUD's deconcentration requirements.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments – The Housing Authority has reviewed the income levels at public housing developments regularly and monitored new admissions to ensure that lower income families have access to higher income developments.
- Implement public housing security improvements – The Housing Authority has placed law enforcement officers as residents at public housing sites, and consults regularly with law enforcement agencies about additional security measures that may be needed.

Goal: Promote self sufficiency and asset development of families and individuals

- Provide or attract supportive services to improve assistance recipients employability – The Housing Authority has applied for and received grants to fund Family Self Sufficiency coordinators to help support the self sufficiency goals of program participants.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities – The Housing Authority works with a variety of agencies that serve families with disabilities, particularly through our Mainstream voucher program, to increase the independence of persons with disabilities.

Goal: Ensure equal opportunity and affirmatively further fair housing

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability – The Housing Authority maintains a referral list of units in the County that are accessible to persons with disabilities. As the technology for TDD communication devices has improved, the Housing Authority has upgraded its equipment to ensure complete accessibility for hearing-impaired individuals. The Housing Authority maintains fair housing brochures and posters in public areas of Housing Authority offices and properties, and makes this information available to members of the community who are seeking information about their fair housing rights. Referrals to HUD, FHEO, Legal Aid, and other advocacy organizations are made upon request.
- 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 – The Housing Authority administers Low Income Public Housing in a range of bedroom sizes from one to five bedrooms, thereby providing for a broad range of housing needs. Minor modifications are made to accommodate the needs of disabled tenants, and accessible units are made available to persons who require those features.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required – All individuals and families seeking housing assistance from the Housing Authority are provided an opportunity to identify their need for special housing needs and reasonable accommodations. This information is used as a basis for identifying families eligible for accessible units. Capital funds have been used to improve accessibility features. The Housing Authority has also played an active role in the county-wide Continuum of Care working group, has worked with community groups to identify housing needs of persons with disabilities that could be met through HUD funding and Housing Authority programs. Also, the Housing Authority maintains a referral list of units adapted for use by person with disabilities in the County.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>No PHA Plan elements have been revised by the PHA since the last annual plan submission.</u></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <u>Interested persons may obtain copies of the Annual PHA Plan, including attachments, at the agency's main offices, as well as on the agency's website at www.hacosantacruz.org.</u></p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>Homeownership Program</u> – The Housing Authority of the County of Santa Cruz currently administers a Section 8 Homeownership Program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982. Currently, there are 8 Section 8 Homeowners participating in the program. The Housing Authority does not limit the number of families participating in the Homeownership program. FSS families with a goal of homeownership are given a preference for the homeownership program. The Housing Authority has established a minimum homeowner down payment of 3% of the purchase price and requires that at least 1% of the purchase price comes from the family's resources. Additionally, the Housing Authority requires that financing for purchase of a home under the Section 8 Homeownership program will be provided, insured or guaranteed by the state or Federal government, complies with secondary mortgage market underwriting requirements, and complies with generally accepted private sector underwriting standards. The Housing Authority has extensive experience operation homeownership programs, including the development and sale of over 100 single family homes, the administration of the Mortgage Credit Certificate Program (MCC), and administration of first time homebuyer programs.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The Housing Elements and Consolidated Plans of the local jurisdictions provide an overview of housing needs of the community. Each Housing Element is available for review on the jurisdictions' websites and in the main office of the Housing Authority. A brief summary of primary housing needs identified in the Housing Elements is provided below.

- The County of Santa Cruz housing element identifies a need for addition emergency shelter beds, additional transitional housing for families with the potential for self sufficiency. However, the report states that the highest priority housing need is for stable, affordable housing.
- The City of Santa Cruz housing element identifies an increase in overcrowded housing and in overpayment for housing due to lack of affordable housing.
- The City of Watsonville, like Santa Cruz, has identified overcrowding and overpayment of housing as the leading housing needs in the area.

The majority of housing in the County are single family homes. There is a need for affordable housing of all unit types and sizes, and the number of mobile homes in the County has declined in recent years. Over 50% of the housing stock in the County was built before 1970, and therefore is more than 40 years old. Often, older homes have not been well maintained and may have issues associated with deferred maintenance. Most rental units in the County have fewer than 3 bedrooms, making it challenging for large families to find a suitable rental and avoid overcrowding.

Applicants on the waiting lists for Housing Authority programs are also a proxy measure of housing needs in the community. There are currently nearly 10,000 applicants on the Section 8 Housing Choice Voucher waiting list. Within the Section 8 waiting list, over one third of applicants (34%) are families with children, while 7% are elderly families, and 27% are families with disabilities.

On the waiting list, 4% of applicants reported that they require the features of an accessible unit. However, there may not be enough units in the area that are sufficient to meet the needs of this group. While there is no data available regarding the supply of accessible units, the Housing Authority database includes 262 units where the owner has reported that the unit has some features of accessibility features. The largest portion of these units (111 units) are located in the City of Watsonville, with additional clusters of units in the City of Santa Cruz (63) and the County unincorporated area (81). Very few owners of Section 8 units in Capitola, Scotts Valley, and other areas reported having features of accessibility.

9.0

Section 8 and Low Income Public Housing waiting list applicants have similar racial and ethnic compositions as well. In each list, the majority of applicants (67% and 60% respectively) are Hispanic, while roughly one third (27% and 34%) were Caucasian. The remainder of applicants were evenly split between African Americans (3% and 2%) and all other categories (3% and 3%).

A survey of county residents conducted in 2008 provides additional data about the economic and housing challenges faced by county residents. The following data was collected before the most recent shock to the national economy, but it is the most current data available. In 2008, most county residents (58%) reported that they were economically worse off this year than the prior year, with significantly more Hispanics than Caucasians (69% vs. 54%) reporting that they are doing worse economically.

Additionally, half of county residents were living in housing that is generally unaffordable to them (meaning housing that costs more than 30% of net household income), and 25% of county residents are paying more than half of their household income on housing. Again, Hispanic households reported paying disproportionately higher percentages of their income on housing, with over 80% of Hispanics living in housing that is not affordable, including 50% of Hispanics who pay more than half of their household income on housing. Of all households across the county that pay more than half of their income on housing, the majority (58%) reported that the high cost of housing has caused them to share housing with other families. Many others have also made sacrifices due to the cost of housing, with 24% moving when they didn't want to, 16% living in overcrowded units, and 8% living in units without adequate plumbing, heat, or electricity.

In addition to disparities by race and ethnicity, there are other populations that have special housing needs identified in the 2008 survey. For example, 25% of county seniors reported having a disability, although the survey did not measure how many people require the features of an accessible unit, or whether or not those needs were being met.

Lower income families had the most pronounced housing needs identified in the community survey. Income of residents was inversely related to the perception of neighborhood safety, with only 56% of lower income respondents (those earning less than \$35,000 a year) indicating that they feel safe in their neighborhood, as compared to 67% of higher income families (those earning \$65,500 or more per year). Six percent of lower income families said that they don't feel "at all safe" in their neighborhood, with less than a percent of higher income families having similar responses. This could be a reflection of lower income families having fewer options about where they can afford to live, and being forced into areas that are less desirable.

Lower income families were also less likely to report that they feel they have opportunities to work in the area that they live than higher income families (58% vs. 77%). Finally, lower income families were much more likely to be paying a higher percentage of their income on housing, with 16% of lower income families paying over 75% of their net income on housing costs, as opposed to less than 1% of higher income families paying that proportion of income. That same 16% of lower income families also reported that they have had to go without basic needs (such as healthcare or food) within the past 12 months, and 4% of this group had been homeless within the past year.

In summary, housing needs in the County of Santa Cruz are high for the majority of residents, with lower income and homeless families, Hispanic families, disabled families and elderly families experiencing the greatest level of need.

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Housing Authority of the County of Santa Cruz may help only a limited number of families at the top of the waiting list. As new vouchers are provided to the Housing Authority very rarely, assistance may only be offered to new families as existing program participants leave the program. When the Housing Authority expects that assistance will be available within the next six months, families are offered the opportunity to complete the initial application form and complete the eligibility determination. The Housing Authority’s Intake Eligibility Unit works closely with such families at the top of the waiting list to ensure that they fill out all forms completely and that they are aware of their obligations during the application process. Once assistance is available for families, Eligibility specialists will conduct a detailed oral briefing for families to explain the program and to issue a Housing Choice Voucher. Additionally, written briefing materials are provided so that families have all of the information they need to succeed in the program.</p> <p>In addition to providing housing assistance to families that reach the top of the waiting list, the Housing Authority maintains close working relationships with other service providers throughout the County. The Housing Authority provides referrals to other organizations when appropriate, and has agreed to work with other agencies who have received Homelessness Prevention and Rapid Rehousing grants to attempt to assist waiting list applicants who are working with other agencies to avoid homelessness, or to provide other short term housing assistance while they wait for their vouchers.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><u>Significant Amendment</u> – The Housing Authority defines significant amendment or modification as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p> <p><u>Substantial Deviation / Modification</u> –The Housing Authority defines substantial deviation as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>