

<b>2011 PHA Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Santa Barbara</u> PHA Code: <u>CA021</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>428</u> Number of HCV units: <u>3491</u>				
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> 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 for the next five years:				
5.2	<b>Goals and Objectives.</b> 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.				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Elements 2, 9, 11, and 12 have been revised since the last submission (Financial Resources, Pets, Fiscal Year Audit and Asset Management Statement). (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. SEE ATTACHMENT 6.0 B				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> SEE ATTACHMENTS 7.0 (b) and 7.0 (E)				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> 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.				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <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.				
9.0	<b>Housing Needs.</b> 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. SEE ATTACHMENT 9.0				

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. SEE ATTACHMENT 10.0</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Substantial deviation of 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.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hopc6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:  
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Housing Authority of the County of Santa Barbara (HACSB)  
2011 Agency Plan**

**6.0 B – Specific locations where the public may obtain copies of the Annual Plan:**

The PHA Plan is available on our website at [www.hasbarco.org](http://www.hasbarco.org) and at the below listed offices:

Housing Authority Administrative Headquarters  
815 W Ocean Ave  
Lompoc, CA 93436

Goleta Housing Office  
5575 Armitos Ave  
Goleta, CA 93117

Lompoc Housing Office  
917 W Ocean Ave  
Lompoc, CA 93436

Santa Maria Housing Office  
200 W Williams St  
Santa Maria, CA 93458

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## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Pre-applications for public housing and HCV programs are available at all PHA Offices and on-line when waiting lists are open for new applicants. The PHA has established annual admissions goals for the public housing HCV Programs, which include provisions for deconcentration of poverty and income mixing. These admission goals conform to HUD guidelines for new admissions and include targeting of extremely-low income families.

A centralized waiting list is maintained for Section 8 Tenant-Based Assistance and separate site-based waiting lists are maintained for each individual project-based site; public housing waiting lists are maintained for the three (3) individual AMPs within the PHA jurisdiction. Waiting Lists contain pertinent applicant information, including date and time of application and local ranking preferences for which they have claimed and are deemed eligible for (Resident of County; Working Family; Veteran; Involuntary Displacement by HUD Program, by Government Action, to Avoid Reprisals, and by Private Action), racial/ethnic designation of the head of household, appropriate bedroom/unit size, and income category. Waiting list positions are determined by date and time of application and preferences qualified for. All waiting lists are updated and purged on a regular basis in order to maintain an accurate record of the households requesting housing assistance. An applicant household determined ineligible will be notified promptly in writing of the determination and informed of the right to an informal review.

## Housing Authority of the County of Santa Barbara (HACSB) 2011 PHA Plan

### 6.0(b)(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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	1,414,000	
b) Public Housing Capital Fund	1,100,000	
c) Capital Fund Recovery Grants (PH)	2,622,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant Based Assistance	34,500,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	240,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Supportive Housing for persons with Disabilities	162,000	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,940,000	PH Operations
<b>4. Other income (list below)</b>		
Interest / Investments	6,400	PH Operations
<b>4. Non-federal sources (list below)</b>		
Dwelling Rental	1,761,000	Housing Development
Interest / Investments	25,000	Housing Development
Management Fees	156,000	Housing Development
<b>Total resources</b>	43,926,400	

## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Public Housing residents are provided the choice of paying an Income-Based or a Flat Rent at initial Lease-Up and at Annual Reexamination. The PHA has established the Minimum Rent at \$50 unless the household qualifies for an exemption, as requested by the client and verified by the PHA. The established Flat Rents will be offered annually to residents as an option for rent payment. Flat Rents are set by the PHA after review of reasonable market rents for comparable units within the community. The PHA will review the income of residents choosing the Flat Rent payment option once every three (3) years. If the PHA determines that a family is unable to pay the Flat Rent because of financial hardship, the PHA will switch the family's rental payment from the Flat Rent to Income-Based Rent, in accordance with established policy and procedure for rent reductions.

Under the HCV Program, the PHA establishes Payment Standards based upon the HUD-published Fair Market Rents. Due to the diversity of the PHA jurisdiction, three (3) separate Payment Standards have been established (North Santa Barbara County; Santa Ynez/Buellton; and South Santa Barbara County, which has been approved for a HUD approved exception PS). The PHA reviews proposed rents to ensure they meet the rent reasonableness criteria set by HUD and that Contract Rents are reasonable in relation to rents currently being charged for comparable units in the private, unassisted market. The tenant's portion of rent is determined by their income; a Minimum Rent has been established at \$50, unless the household qualifies for an exemption, as requested by the client and verified by the PHA.

**CA021 - Housing Authority of the County of Santa Barbara (HACSB)**

**2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT**

**6.0 PHA PLAN ELEMENTS**

- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

The PHA has established the following policies to ensure consistency and compliance with HUD guidelines:

- (1) Public Housing Maintenance and Management:

Public Housing Statement of Policies

- (2) Section 8 Management:

Section 8 Administrative Plan

## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

An Applicant who is denied assistance may present written or oral objections to the PHA and request an Informal Review. An applicant who is denied assistance will receive a written notice from the PHA stating the reason(s) for the decision. An applicant who is denied assistance may present written or oral objections to the PHA and request an Informal Review be made regarding the decision. At a participant's request, the PHA will provide the opportunity for an Informal Hearing to consider if the type of decisions are in accordance with law, HUD regulations, and PHA policy. If the party requesting an Informal Review is determined to be entitled to the procedure, and has properly filed a timely request, an Informal Review will be conducted by Administrative staff. The Decision will be put into writing, within a reasonable time, and mailed to the last known address of the applicant. This Decision, called a "Decision of Informal Review", will tell you what was actually decided, and it will also state the reasoning involved in the rendering of the decision. If the Administrative Staff determines that the requesting applicant is not entitled to an Informal Review, the PHA will send a letter to the applicant's last known address, explaining the denial of the request.

An Administrative Discussion is completed and a written summary of discussion rendered prior to the submission of a request for a Formal Hearing, except where the complainant can show good cause why he/she failed to proceed with Discussion. The request for a Formal Hearing should be submitted to the PHA within 5 days of receipt of the written Summary of Discussion. PH applicants are entitled to an Informal Hearing if they are determined to be ineligible for admission. PH participants are entitled to a Formal Hearing providing that the termination does not involve criminal activity, which threatens others, or employees of the PHA, and/or, does not involve drug-related activity.

The Informal Hearing provides an opportunity for the participant to question certain determinations of the PHA. When entitled to an Informal Hearing, the complainant will have the right to present arguments, witnesses, and documentation in support of their case, and to refute any arguments, witnesses and documentation, which is presented in opposition to their case. The Informal Hearing is generally conducted by the Hearing Officer, who is appointed by the PHA's Executive Director to conduct a fair and impartial review of the grievance issue. The Hearing Officer requires all parties to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings, or in a decision adverse to the interests of the disorderly party. The PHA has established policies, which govern the hearing procedure. When an Informal Hearing is scheduled, the participant is sent a notice of Informal Hearing by Certified Mail. This notice contains many of the rights and responsibilities of the parties involved in the Informal Hearing process.

A participant's request for an Informal Hearing includes the consideration of the following types of decisions:

- 1) A determination of the family's annual income, utility allowance, or monthly rent contribution.
- 2) A decision to terminate housing assistance.
- 3) A determination that a participant is residing in a unit with a larger number of bedrooms than allowed under the Housing Authority's unit size standards, or to deny that participant's request for an exception from the unit size standards.
- 4) A determination of the number of bedrooms to be entered on the HCV for a family wishing to move to another unit.

The client is required to notify the Hearing Officer immediately, and provide a written statement of the reason for your inability to attend a scheduled Hearing. If the Hearing Officer determines that the reason is justifiable, the Hearing Officer may grant a postponement. Proper and timely notification is required, or the Informal Hearing will not be granted a postponement. If a party fails to appear to a scheduled Hearing, the Hearing Officer shall determine that the party has waived his/her right to a hearing, except in extenuating circumstances whereupon the Hearing Officer may postpone the hearing for up to five (5) business days; provided, that a determination that the Complainant has waived his/her right to a hearing shall not constitute a waiver of any right the Complainant may have to contest the PHA's disposition of the grievance in an appropriate judicial proceeding.

**CA021 - Housing Authority of the County of Santa Barbara (HACSB)**

**2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT**

**6.0 PHA PLAN ELEMENTS**

- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

The PHA does not plan to apply for designation of projects under this category in the upcoming fiscal year.

## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2010 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

- (1) Any programs relating to services and amenities provided or offered to assisted families.

The PHA operates a Resident Opportunity Self-Sufficiency (ROSS) Program that provides for economic and self-sufficiency programs to assist public housing households.

- (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS.

The PHA has received funding for and operated a ROSS Grant that provides for economic and self-sufficiency programs to assist public housing households.

- (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements.

In order to be eligible for continued occupancy, each adult family member must either contribute eight hours per month of community service, participate in an economic self-sufficiency program, or a combination of both, unless they are determined exempt from this requirement under PHA policy, including household 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. Household 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.

The PHA identifies all adult household members who are apparently not exempt from the community service requirement and notifies them of the community service requirement, and of the categories of individuals who are exempt from the requirement. The notification advises households that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination, and also provides the opportunity for household members to claim and explain an exempt status; the PHA verifies all such claims.

At initial lease-up and subsequent annual reexaminations, the PHA provides each non-exempt adult household member with a Community Service Certification Form, which they are required to complete and submit each month. The PHA tracks the household member's progress meets with them to encourage compliance. In addition, households are provided with information about obtaining suitable volunteer positions and are provided with a listing of volunteer opportunities. At least thirty (30) days before the household's next annual reexamination, the PHA will determine whether household members are in compliance with the Community Service requirement. If any household member is found to be in noncompliance, they are offered the opportunity to enter into an agreement to comply. If noncompliance is determined and the household member does not agree to enter into the compliance agreement, the lease will not be renewed or will be terminated; this determination is subject to the grievance procedure.

## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

The PHA partners with local law enforcement to determine the needs of the residents and community, working towards a mutual goal of ensuring and improving the safety of residents. The PHA has undertaken partnerships with local organizations to encourage the prevention of crime and/or drug activities, especially targeting at-risk youth.

Measures taken by the PHA include:

- Resident reports
- PHA employee reports
- Police reports
- Encouragement for residents to form volunteer neighborhood watch programs
- Working with law enforcement to analyze crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of vandalism and removal of graffiti
- Safety and security survey of residents

## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

The PHA has the discretion to decide when and how the keeping of pets will be allowed in public housing units, as described in the PHA's policy on the keeping of pets in public housing. The PHA's Pet Policy is related to the legitimate interest of providing a decent, safe, and sanitary living environment for all tenants, to protecting and preserving the physical condition of PHA property, and to the financial interest of the PHA. No animal (including reptile, fish, arachnid, etc.) shall be brought on to or kept on PHA property if such animal is classified as "dangerous" or "endangered" as defined by Federal, State, or local law.

The intent of the PHA Pet Policy is to grant individual authorization to possess a pet within their unit and to allow the PHA to reasonably impose additional deposits to cover potential costs incurred for damages caused to PHA property. Nothing in the Pet Policy shall imply approval or acceptance of such pet ownership to the extent of passing liability to the PHA (including liability, judgments, expenses (including costs and attorney's fees), or claims by third parties in relation to the resident's pet(s)).

## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

**10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: It can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any Consolidated Plan for its jurisdiction.

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

The PHA ensures that staff obtains training in and practices Fair Housing in all dealings with clientele. The PHA has a Reasonable Accommodation Policy in-place to ensure that any impediments to fair housing are addressed in a reasonable fashion.

The PHA has consulted with the Consolidated Plan agencies 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. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

- HOME Consortium established and maintained to provide HOME entitlement funds.
- Grants obtained through State competitive process for county housing rehabilitation loan programs and for new housing projects.
- HOME and local funds are available through a county-wide competitive 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.

**CA021 - Housing Authority of the County of Santa Barbara**

**2011 Agency Plan**

**6.0 PHA PLAN ELEMENTS**

11. **Fiscal Year Audit** – Independent Auditor’s Report on compliance with requirements applicable to each major program and on internal control over compliance in accordance with OMB Circular a-133. Full report available upon request.

**Housing Authority of the County of Santa Barbara (HACSB)  
2011 AGENCY PLAN**

**6.0 (b) PHA PLAN ELEMENTS**

12. **Asset Management Statement** – The agency has identified three different asset management projects; AMP 1, AMP 3 and AMP 4 and assigned Property Managers to each AMP. The agency evaluated the three AMPS and determined that AMP 3 & 4 will perform well utilizing the Operating Subsidy and Capital Fund Program to maintain the Public Housing stock. For AMP 1, the agency determined that the current level of Operating Subsidy and Capital Funds are insufficient to maintain a positive cash flow and address deferred maintenance issues for 54 of the 68 units. The Agency received HUD approval, in 2010, to dispose the 54 units in AMP 1, leaving 14 units that are adequately supported with the current level of Operating Subsidy and Capital Funds. In addition to Public Housing Capital Funds, the agency applied for, and was awarded, \$1.2 million of Capital Fund Competitive Stimulus grant funds that will further our mission of modernization/rehabilitation of our public housing inventory. The Agency has entered into an Energy Performance Contract (Phase II) to extend the contract period from twelve to twenty years and to further advance energy efficiency improvements. We will continue to pursue opportunities, such as these, in order to meet the needs of our Public Housing Inventory.
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## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 AGENCY PLAN INPUT – HOUSING MANAGEMENT

#### 6.0 PHA PLAN ELEMENTS

**13. Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

- The PHA supports the goals of the VAWA Amendments and will comply with its requirements and will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
- The PHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- The PHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
- The PHA has developed policies and procedures to implement the requirements of VAWA. 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. The PHA may terminate the assistance/tenancy 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 stalking, 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.

# Housing Authority of the County of Santa Barbara (HACSB) 2011 Agency Plan

## Narrative for Disposition of Project CA16-P021-004 (Lompoc Terrace)

### **7.0(b) Public Housing Disposition**

In recent years, HUD has been consistently under-funding the Public Housing program. During this period, it has become customary for our agency to receive only 78-82% 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. And, while there may be an occasional year in which this percentage increases, the trend is clear. 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 remaining 40 Lompoc Terrace housing units cannot be sustained adequately in the long term. In this narrative, we're referring to the "remaining" 40 housing units in this project, as several years ago we requested, and received, approval to dispose of 10 Lompoc Terrace housing units so that they could be eventually demolished to make room for 55 new low income rental housing units, funded primarily through low income housing tax credits. In this instance, the Housing Authority is actively considering various funding alternatives for the remaining 40 Lompoc Terrace housing units. One option under consideration is to submit a "disposition" request so that these units can be moved 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, based on our experience with similar transitions out of Public Housing, the majority of current tenants will likely be able to remain in their respective residences. And, of course, any displaced residents will be provided with relocation assistance.

Prospective funding alternatives 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. We are including this item in the annual plan now to allow the exploration of funding alternatives and to submit a proposal if and when merited.

## CA021 – Housing Authority of the County of Santa Barbara (HACSB) 2011 Agency Plan Input

### 7.0(e) Project-based Vouchers

The Authority plans to issue project-based vouchers to 90 units in the southern county of the authority's jurisdiction and 106 units in the northern county. The Authority has received HUD approval for 129 project-based vouchers at 7 different existing properties. The Housing Authority is working on the subsidy-layering review packages for 67 project-based vouchers at three new construction developments. HUD approval is anticipated during 2010 and 2011.

The Authority plans to issue a new Project-based Voucher Request for Proposals (RFP) in 2010 that supports housing for the chronically homeless and mentally ill population. The RFP will provide for up to 200 project-based units.

The utilization of the Project-based Voucher Program will enable the authority to increase the availability of decent, safe, and affordable housing, leverage private or other public funds to create additional housing opportunities, acquire or build units or developments, increase housing choices for families and individuals.

### Solar Project

The Authority is planning to install solar photovoltaic equipment at 22 owned or managed properties throughout Santa Barbara County. The properties are located in three different service territories – Pacific Gas & Electric (PG&E), Southern California Edison (SCE) and the City of Lompoc. The installation will be planned in three phases, based on these service territories. The Solar Project is funded by various sources, including, the American Recovery and Reinvestment grant funds (\$1.2 million), California Solar Initiative – Multi-Family Affordable Solar Housing (MASH) reservation from PG&E (\$2.5million) and a MASH reservation from SCE (\$1.87 million). The new photovoltaic solar system is being installed to gain energy efficiency and promote a green living environment.

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HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

**Performance and Evaluation Report for Period Ending June 30, 2010  
Capital Fund Program (CFP) CA16-PO21-501-08  
Federal Fiscal Year 2008**

**Reviewed by Accounting Department:**

Bob Havlicek  
(Bob Havlicek, Director of Finance)

9/13/10  
(Date)

Leonard Vega  
(Leonard Vega, Accountant)

9/11/10  
(Date)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2008</b>	
PHA Name: Housing Authority of the County of Santa Barbara		FFY of Grant Approval: 2008	
Grant Type and Number Capital Fund Program Grant No: CA16-P021-501-08 Replacement Housing Factor Grant No: Date of CFFP:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds		.00	.00	.00	.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		109,993.00	109,993.00	109,993.00	109,993.00
3	1408 Management Improvements		268,000.00	142,689.61	142,689.61	116,169.61
4	1410 Administration (may not exceed 10% of line 21)		109,993.00	109,993.00	109,993.00	109,993.00
5	1411 Audit		.00	.00	.00	.00
6	1415 Liquidated Damages		.00	.00	.00	.00
7	1430 Fees and Costs		.00	31,186.50	31,186.50	14,644.50
8	1440 Site Acquisition		.00	.00	.00	.00
9	1450 Site Improvement		105,000.00	190,100.19	190,100.19	71,568.20
10	1460 Dwelling Structures		296,600.00	468,393.77	468,393.77	350,655.28
11	1465.1 Dwelling Equipment—Nonexpendable		.00	12,184.35	12,184.35	.00
12	1470 Non-dwelling Structures		.00	.00	.00	.00
13	1475 Non-dwelling Equipment		96,000.00	22,072.15	22,072.15	22,072.15
14	1485 Demolition		.00	.00	.00	.00
15	1492 Moving to Work Demonstration		.00	.00	.00	.00
16	1495.1 Relocation Costa		38,000.00	13,317.43	13,317.43	10,219.73
17	1499 Development Activities <sup>4</sup>		.00	.00	.00	.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b> PHA Name: Housing Authority of the County of Santa Barbara Grant Type and Number: Capital Fund Program Grant No: CA16-P021-501-08 Replacement Housing Factor Grant No: Santa Barbara Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report								
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended			
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	.00	.00	.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	.00	.00	.00			
19	1502 Contingency (may not exceed 8% of line 20)	76,344.00	.00	.00	.00	.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,099,930.00	1,099,930.00	1,099,930.00	1,099,930.00	805,315.47			
21	Amount of line 20 Related to LBP Activities	.00	.00	.00	.00	.00			
22	Amount of line 20 Related to Section 504 Activities	.00	.00	.00	.00	.00			
23	Amount of line 20 Related to Security - Soft Costs	106,523.56	106,523.56	106,523.56	106,523.56	79,943.56			
24	Amount of line 20 Related to Security - Hard Costs	.00	19,127.10	19,127.10	19,127.10	18,577.99			
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00	.00	.00	.00			
Signature of Executive Director: 		Date: 10/12/10	Signature of Public Housing Director		Date				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



**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** FFY of Grant Approval: **2008**  
Replacement Housing Factor Grant No.:

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	
<b>AMP 1</b>								
21-022	A/E Services, Community Building.	1430	100%	.00	31,186.50	31,186.50	14,644.50	In progress.
21-015	Parking lot, replace (contract labor).	1450	100%	.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-022	Fences, replace (force account labor).	1450	100%	20,000.00	20,000.00	20,000.00	12,640.20	In progress.
21-022	Lighting, replace (force account labor).	1450	100%	30,000.00	30,000.00	30,000.00	.00	In progress.
21-022	Parking lot, replace (contract labor).	1450	100%	.00	0.00	.00	.00	Reprogrammed to ARRA.
21-022	Relandscape ground (force account labor).	1450	100%	10,000.00	10,000.00	10,000.00	.00	In progress.
21-022	Sidewalks, replace (contract labor).	1450	100%	.00	34,498.00	34,498.00	34,498.00	Completed on 4/30/2010.
21-022	Flooring, replace (contract / force account labor).	1460	14 units	60,000.00	60,000.00	60,000.00	43,515.89	In progress.
21-022	Kitchens, remodel (force account labor).	1460	14 units	114,000.00	102,115.78	102,115.78	89,603.44	In progress.
21-022	Occupancy rehab (force account labor).	1460	14 units	.00	16,621.83	16,621.83	16,621.83	In progress.
21-022	Plumbing, baths (force account labor).	1460	14 units	70,000.00	80,000.00	80,000.00	36,550.44	In progress.
21-022	Toilets, replace (force account labor).	1460	14 units	5,600.00	.00	.00	.00	Reprogrammed from 5-Year Plan
21-022	Termite treatment (contract labor).	1460	14 units	30,000.00	2,515.00	2,515.00	2,515.00	In progress.
21-022	Water heaters (force account labor).	1460	14 units	10,000.00	10,000.00	10,000.00	6,308.96	In progress.
21-022	Water heater doors (contract labor).	1460	14 units	7,000.00	7,000.00	7,000.00	1,617.69	In progress.
21-023	Rain gutters, install (contract labor).	1460	11 units	.00	.00	.00	.00	Reprogrammed to 501-07.
21-023	Roofs, replace (contract labor).	1460	1 bldg.	.00	.00	.00	.00	Reprogrammed to 501-07.
21-023	Water heater system (force account labor).	1460	11 units	.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-024	Roofs, replace (contract labor).	1460	1 bldg.	.00	.00	.00	.00	Reprogrammed to 5-Year Plan.
21-024	Water heaters-Orange (force account labor).	1460	10 units	.00	.00	0.00	.00	Reprogrammed to 5-Year Plan.
21-022	Appliances, purchase.	1465	14 units	.00	12,184.35	12,184.35	.00	Ordered appliances.
21-022	Community Building construction (contract labor)	1470	1 bldg.	.00	.00	.00	.00	Reprogrammed to ARRA.
21-022	Resident relocation (force account labor project)	1495	14 units	38,000.00	12,000.00	12,000.00	8,902.30	In progress.
	<b>AMP 1 TOTAL</b>			<b>394,600.00</b>	<b>428,121.46</b>	<b>428,121.46</b>	<b>267,418.25</b>	

**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	
<b>AMP 3</b>								
21-006	Security services (contract labor).	1408	69 units	42,000.00	35,649.64	35,649.64	26,679.64	In Progress.
21-007	Security services (contract labor).	1408	81 units	42,000.00	35,649.64	35,649.64	26,679.64	In Progress.
21-006	Irrigation, install (contract labor).	1450	100%	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-007	Irrigation, install (contract labor).	1450	100%	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-006	Sewer line replacement (contract labor).	1450		.00	8,945.00	8,945.00	8,945.00	Complete on 11/25/2009.
21-007	Sewer line replacement (contract labor).	1450		.00	15,485.00	15,485.00	15,485.00	Complete on 11/25/2009.
21-002	Electrical, security cameras (contract labor).	1460		.00	4,960.88	4,960.88	4,960.88	Complete.
21-003	Electrical, security cameras (contract labor).	1460		.00	3,072.22	3,072.22	3,072.22	Complete.
21-003	Occupancy rehab (contract labor).	1460	1 unit	.00	8,923.29	8,923.29	8,923.29	Complete on 12/23/2009.
21-005	Occupancy rehab (contract labor).	1460	1 unit	.00	25,952.28	25,952.28	25,952.28	Complete on 12/23/2009.
21-006	Electrical system upgrade (contract labor).	1460	69 units	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-007	Electrical system upgrade (contract labor).	1460	81 units	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-007	Electrical, security cameras (contract labor).	1460		.00	11,094.00	11,094.00	10,544.89	In Progress.
21-002	Remodel crmnty bldg (contract labor).	1470	1 bldg.	.00	.00	.00	.00	Reprogrammed to 501-06.
21-007	Office kitchen (contract labor).	1470	1	.00	.00	.00	.00	Reprogrammed to 501-06.
21-007	Termite treatment, cmty. Bldg. (contract labor)	1470	1	.00	.00	.00	.00	Reprogrammed from 5-Year Plan.
	<b>AMP 3 TOTAL</b>			<b>84,000.00</b>	<b>149,731.95</b>	<b>149,731.95</b>	<b>131,242.84</b>	

**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	
<b>AMP 4</b>								
21-016	Security services (contract labor).	1408	40 units	32,000.00	17,612.14	17,612.14	13,322.14	In Progress.
21-017	Security services (contract labor).	1408	35 units	32,000.00	17,612.14	17,612.14	13,322.14	In Progress.
21-004	Sprinkler System, install (contract labor).	1450	100%	45,000.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-004	Parking lot, replace (contract labor).	1450	100%	.00	71,172.19	71,172.19	.00	In Progress.
21-004	Sewer lines, replace (contract labor).	1450	100%	.00	.00	.00	.00	Reprogrammed to 501-07.
21-013	Heating, replace (contract labor).	1460	24 units	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-013	Occupancy rehab (force account labor).	1460	3 units	.00	60,000.00	60,000.00	24,329.98	In Progress.
21-013	Water heaters, replace (contract labor).	1460	24 units	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-014	Windows, replace (contract labor).	1460	44 units	.00	30,450.11	30,450.11	30,450.11	Complete 12/18/09; also in 501-07.
21-014	Windows (patio doors), replace (contract labor)	1460	44 units	.00	42,613.68	42,613.68	42,613.68	Complete 12/18/09; also in 501-07.
21-014	Windows, coverings.	1460	44 units	.00	3,074.70	3,074.70	3,074.70	Complete 12/18/09; also in 501-07.
21-017	Refrigerators, replace.	1465.1	35 units	.00	.00	.00	.00	Reprogrammed to 501-07.
21-017	Stoves, replace.	1465.1	35 units	.00	.00	.00	.00	Reprogrammed to 501-07.
21-004	Sheds roofs, replace (contract labor).	1470	40 units	.00	.00	.00	.00	Reprogrammed to CFRG 501-09.
21-013	Occupancy rehab, resident relocation.	1495	2 units	.00	1,317.43	1,317.43	1,317.43	In Progress.
	<b>AMP 4 TOTAL</b>			<b>109,000.00</b>	<b>243,852.39</b>	<b>243,852.39</b>	<b>128,430.18</b>	
	<b>TOTAL</b>			<b>1,099,930.00</b>	<b>1,099,930.00</b>	<b>1,099,930.00</b>	<b>805,315.47</b>	

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

PHA Name: **Housing Authority of the 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	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	6/12/2010		12/30/2009	6/12/2012		12/30/2009	
PHA Wide #1408	6/12/2010		12/31/2009	6/12/2012			
PHA-Wide #1410	6/12/2010		6/30/2008	6/12/2012		12/30/2009	
PHA-Wide #1475	6/12/2010		9/30/2009	6/12/2012		9/30/2009	
21-002	6/12/2010		6/12/2010	6/12/2012		6/30/2010	
21-003	6/12/2010		6/12/2010	6/12/2012		6/30/2010	
21-004	6/12/2010		6/12/2010	6/12/2012			
21-005	6/12/2010		12/31/2009	6/12/2012		3/31/2010	
21-006	6/12/2010		6/12/2010	6/12/2012			
21-007	6/12/2010		6/12/2010	6/12/2012			
21-013	6/12/2010		6/12/2010	6/12/2012			
21-014	6/12/2010		9/30/2009	6/12/2012		3/31/2010	
21-015	6/12/2010		00/00/00	6/12/2012		00/00/00	All work items reprogrammed to Five-Year Plan.
21-017	6/12/2010		00/00/00	6/12/2012		00/00/00	Work items reprogrammed to CFP 501-07.
21-022	6/12/2010		6/12/2010	6/12/2012			
21-023	6/12/2010		00/00/00	6/12/2012		00/00/00	All work items reprogrammed to Five-Year Plan.
21-024	6/12/2010		00/00/00	6/12/2012		00/00/00	All work items reprogrammed to Five-Year Plan.

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

**Performance and Evaluation Report for Period Ending June 30, 2010  
Capital Fund Recovery Competitive Grant (CFRC) CA02100000409R  
Federal Fiscal Year 2009**

**Reviewed by Accounting Department:**

*Bob Havlicek*  
(Bob Havlicek, Director of Finance)

*10/12/10*  
(Date)

*Leonard Vega*  
(Leonard Vega, Accountant)

*9/11/10*  
(Date)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>				FFY of Grant: 2009	
PHA Name: Housing Authority of the County of Santa Barbara PO Box 397 Lompoc CA, 93438		Grant Type and Number Capital Fund Program Grant No: CA02100000409R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>		Expended	
1	Total non-CFP Funds		125,000.00	125,000.00	.00	.00	.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		.00	.00	.00	.00	.00
3	1408 Management Improvements		.00	.00	.00	.00	.00
4	1410 Administration (may not exceed 10% of line 21)		109,860.00	109,860.00	109,860.00	.00	.00
5	1411 Audit		.00	.00	.00	.00	.00
6	1415 Liquidated Damages		.00	.00	.00	.00	.00
7	1430 Fees and Costs		.00	.00	.00	.00	.00
8	1440 Site Acquisition		.00	.00	.00	.00	.00
9	1450 Site Improvement		.00	.00	.00	.00	.00
10	1460 Dwelling Structures		1,098,600.00	1,098,600.00	.00	.00	.00
11	1465:1 Dwelling Equipment—Nonexpendable		.00	.00	.00	.00	.00
12	1470 Non-dwelling Structures		.00	.00	.00	.00	.00
13	1475 Non-dwelling Equipment		.00	.00	.00	.00	.00
14	1485 Demolition		.00	.00	.00	.00	.00
15	1492 Moving to Work Demonstration		.00	.00	.00	.00	.00
16	1495:1 Relocation Costs		.00	.00	.00	.00	.00
17	1499 Development Activities <sup>4</sup>		.00	.00	.00	.00	.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		PHA Name: Housing Authority of the County of Santa Barbara PO Box 397 Lompoc CA, 93438		Grant Type and Number Capital Fund Program Grant No: CA02100000409R Replacement Housing Factor Grant No: Date of CFPP:		FY of Grant: 2009 FFY of Grant Approval: 2009	
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	.00	.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	.00	.00
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	.00	.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,208,460.00	1,208,460.00	109,860.00	.00
21	Amount of line 20 Related to LBP Activities	.00	.00	.00	.00
22	Amount of line 20 Related to Section 504 Activities	.00	.00	.00	.00
23	Amount of line 20 Related to Security - Soft Costs	.00	.00	.00	.00
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	.00	.00
25	Amount of line 20 Related to Energy Conservation Measures	1,098,600.00	1,098,600.00	109,600.00	.00
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		10/15/10			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

**Performance and Evaluation Report for Period Ending June 30, 2010  
Capital Fund Recovery Grant (CFRG) CA16-SO21-501-09  
Federal Fiscal Year 2009**

**Reviewed by Accounting Department:**

*Bob Havlicek*  
(Bob Havlicek, Director of Finance)

*10/12/10*  
(Date)

*Leonard Vega*  
(Leonard Vega, Accountant)

*9/11/10*  
(Date)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name: Housing Authority of the County of Santa Barbara</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-S021-501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds		.00	.00	.00	.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		.00	.00	.00	.00
3	1408 Management Improvements		.00	.00	.00	.00
4	1410 Administration (may not exceed 10% of line 21)		141,387.00	141,387.00	141,387.00	89,251.14
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 Improvement		184,476.89	188,291.89	188,291.89	53,291.89
10	1460 Dwelling Structures		631,746.66	633,446.13	633,446.13	616,275.23
11	1465.1 Dwelling Equipment—Nonexpendable		.00	.00	.00	.00
12	1470 Non-dwelling Structures		456,263.45	450,748.98	450,748.98	222,944.94
13	1475 Non-dwelling Equipment		.00	.00	.00	.00
14	1485 Demolition		.00	.00	.00	.00
15	1492 Moving to Work Demonstration		.00	.00	.00	.00
16	1495.1 Relocation Costs		.00	.00	.00	.00
17	1499 Development Activities <sup>4</sup>		.00	.00	.00	.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

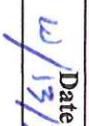
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

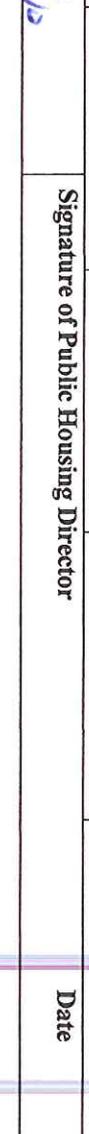
<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number Capital Fund Program Grant No: CA16-S021-501-09 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval: 2009	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	.00	.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	.00	.00
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	.00	.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,413,874.00	1,413,874.00	1,413,874.00	981,763.20
21	Amount of line 20 Related to LBP Activities	.00	.00	.00	.00
22	Amount of line 20 Related to Section 504 Activities	.00	.00	.00	.00
23	Amount of line 20 Related to Security - Soft Costs	.00	.00	.00	.00
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	.00	.00
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00	.00	.00

Type of Grant  
 Original Annual Statement  
 Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: June 30, 2010  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Signature of Executive Director  
  
 Date 12/13/10

Signature of Public Housing Director  
  
 Date

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.







HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

Performance and Evaluation Report for Period Ending June 30, 2010  
Capital Fund Program (CFP) CA16-PO21-501-09  
Federal Fiscal Year 2009

Reviewed by Accounting Department:

*Bob Havlicek*

\_\_\_\_\_  
(Bob Havlicek, Director of Finance)

*10/12/10*

\_\_\_\_\_  
(Date)

*Leonard Vega*

\_\_\_\_\_  
(Leonard Vega, Accountant)

*9/11/10*

\_\_\_\_\_  
(Date)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Housing Authority of the County of Santa Barbara PO Box 397, Lompoc, CA 93438		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: CA16-P021-501-09 Replacement Housing Factor Grant No: Date of CFFP:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds		.00	.00	.00	.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		109,053.00	109,053.00	75,000.00	75,000.00
3	1408 Management Improvements		163,000.00	120,000.00	.00	.00
4	1410 Administration (may not exceed 10% of line 21)		109,053.00	109,053.00	109,053.00	54,526.62
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 Improvement		400,000.00	423,714.97	423,714.97	480.28
10	1460 Dwelling Structures		60,000.00	150,000.00	.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable		14,000.00	.00	.00	.00
12	1470 Non-dwelling Structures		209,430.00	46,715.03	.00	.00
13	1475 Non-dwelling Equipment		26,000.00	132,000.00	.00	.00
14	1485 Demolition		.00	.00	.00	.00
15	1492 Moving to Work Demonstration		.00	.00	.00	.00
16	1495.1 Relocation Costs		.00	.00	.00	.00
17	1499 Development Activities <sup>4</sup>		.00	.00	.00	.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Housing Authority of the County of Santa Barbara PO Box 397 Lompoc, CA, 93438		Grant Type and Number Capital Fund Program Grant No: CA16-P021-501-09 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	.00	.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	.00	.00
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	.00	.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,090,536.00	1,090,536.00	607,767.97	130,006.90
21	Amount of line 20 Related to LBP Activities	.00	.00	.00	.00
22	Amount of line 20 Related to Section 504 Activities	.00	.00	.00	.00
23	Amount of line 20 Related to Security - Soft Costs	148,000.00	100,000.00	.00	.00
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	.00	.00
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00	.00	.00
Signature of Executive Director 		Date	10/13/10	Signature of Public Housing Director	
		Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.









Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program  
 PHA Name: Housing Authority of the County of Santa Barbara  
 PO Box 397, Lompoc, CA 93438

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date	Reasons for Revised Target Dates <sup>1</sup>
PHA-Wide #1406	9/14/2011		9/14/2013		
PHA-Wide #1408	9/14/2011		9/14/2013		
PHA-Wide #1410	9/14/2011	9/30/2009	9/14/2013		
PHA-Wide #1475	9/14/2011		9/14/2013		
AMP 1					
21-022	9/14/2011	00/00/00	9/14/2013	/00/00/00	Work item reprogrammed to CFP 501-08.
AMP 3					
21-003	9/14/2011	00/00/00	9/14/2013	00/00/00	Work item reprogrammed to CFP 501-08.
21-005	9/14/2011	00/00/00	9/14/2013	00/00/00	Work item reprogrammed to CFP 501-08.
21-006	9/14/2011	00/00/00	9/14/2013	00/00/00	Work item reprogrammed to CFRG 501-09.
21-007	9/14/2011	00/00/00	9/14/2013	00/00/00	Work item reprogrammed to CFRG 501-09.
AMP 4					
21-004	9/14/2011		9/14/2013		
21-013	9/14/2011		9/14/2013		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>				FFY of Grant: 2011	
PHA Name: Housing Authority of the County of Santa Barbara		Grant Type and Number Capital Fund Program Grant No: CA16-P021-501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2011	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) Final Performance and Evaluation Report		Total Actual Cost <sup>1</sup> Expended
			Original	Revised <sup>2</sup>	
1	Total non-CFP Funds		.00		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		108,031.00		
3	1408 Management Improvements		10,000.00		
4	1410 Administration (may not exceed 10% of line 21)		108,031.00		
5	1411 Audit		.00		
6	1415 Liquidated Damages		.00		
7	1430 Fees and Costs		.00		
8	1440 Site Acquisition		.00		
9	1450 Site Improvement		105,757.00		
10	1460 Dwelling Structures		689,500.00		
11	1465.1 Dwelling Equipment—Nonependable		15,000.00		
12	1470 Non-dwelling Structures		.00		
13	1475 Non-dwelling Equipment		20,000.00		
14	1485 Demolition		.00		
15	1492 Moving to Work Demonstration		.00		
16	1495.1 Relocation Costs		24,000.00		
17	1499 Development Activities <sup>4</sup>		.00		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2011	
PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number Capital Fund Program Grant No: CA16-P021-501-11 Replacement Housing Factor Grant No: Date of CFPF:	FFY of Grant Approval: 2011	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:       Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		.00			
19	1502 Contingency (may not exceed 8% of line 20)		.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)		1,080,319.00			
21	Amount of line 20 Related to LBP Activities		.00			
22	Amount of line 20 Related to Section 504 Activities		.00			
23	Amount of line 20 Related to Security - Soft Costs		.00			
24	Amount of line 20 Related to Security - Hard Costs		.00			
25	Amount of line 20 Related to Energy Conservation Measures		.00			

Signature of Executive Director \_\_\_\_\_ Date \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: Housing Authority of the County of Santa Barbara		Grant Type and Number Capital Fund Program Grant No: CA16-P021-501-11 GFPP (Yes/ No): No Replacement Housing Factor Grant No:		Federal FFY of Grant: 2011				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised <sup>1</sup>	Total Actual Cost Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work
AMP 4 – Lompoc								
21-014	Parking lot, repair (contract labor).	1450	100%	25,757.00				
21-016	Fences, replace (contract labor).	1450	100%	40,000.00				
21-017	Fences, replace (contract labor).	1450	100%	40,000.00				
21-013	Bathrooms, remodel (contract labor).	1460	19 units	80,000.00				
21-013	Carpet, replace (contract labor).	1460	19 units	30,000.00				
21-013	Kitchens, remodel (contract labor).	1460	19 units	250,000.00				
21-013	Security, screen doors (contract labor).	1460	24 units	7,500.00				
21-013	Termite treatment (contract labor).	1460	24 units	9,000.00				
21-016	Windows, patio doors (contract labor).	1460	40 units	48,000.00				
21-016	Windows, replace (contract labor).	1460	40 units	133,000.00				
21-016	Window coverings (contract labor).	1460	40 units	8,000.00				
21-034	Windows, patio doors (contract labor).	1460	9 units	14,000.00				
21-034	Windows, replace (contract labor).	1460	9 units	110,000.00				
21-013	Appliances, purchase.	1465	24 units	15,000.00				
21-013	Resident relocation.	1495	24 units	24,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Part I: Summary**

PHA Name/Number HACSB / 21-021		Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 1 (one)	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011				
B.	Physical Improvements Subtotal	Approved Statement	1,201,740.00	2,115,800.00	2,878,350.00	9,322,800.00
C.	Management Improvements		55,000.00	55,000.00	55,000.00	55,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		91,000.00	41,000.00	201,000.00	366,000.00
E.	Administration		108,031.00	108,031.00	108,031.00	108,031.00
F.	Other		40,000.00	40,000.00	40,000.00	40,000.00
G.	Operations		108,031.00	108,031.00	108,031.00	108,031.00
H.	Demolition		.00	.00	.00	.00
I.	Development		.00	.00	.00	.00
J.	Capital Fund Financing – Debt Service		.00	.00	.00	.00
K.	Total CFP Funds		.00	.00	.00	.00
L.	Total Non-CFP Funds		1,603,802.00	2,467,862.00	3,390,412.00	9,979,862.00
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Part I: Summary (Continuation)**

PHA Name/Number A.	Development Number	Work Statement for Year 1 FFY 2011	Locality (City/county & State)		Original 5-Year Plan		Revision No: 1 (one)	
			Work Statement for Year 2 FFY 2012-2013	Work Statement for Year 3 FFY 2013-2014	Work Statement for Year 4 FFY 2014-2015	Work Statement for Year 5 FFY 2015-2016		
		Annual Statement						
	AMP 1		5,000.00			15,000.00		175,000.00
	21-022							
	AMP 3							
	21-002		38,120.00			140,000.00		368,600.00
	21-003		101,400.00			160,000.00		457,900.00
	21-005		126,120.00			151,000.00		577,000.00
	21-006		407,080.00			533,365.00		2,721,800.00
	21-007		356,420.00			579,885.00		3,272,700.00
	21-025		5,000.00			100,000.00		467,600.00
	AMP 4							
	21-004		32,600.00			512,000.00		498,000.00
	21-013		35,000.00			5,000.00		394,600.00
	21-014		80,000.00			11,000.00		452,600.00
	21-016		5,000.00			346,500.00		63,000.00
	21-017		5,000.00			305,000.00		59,500.00
	21-034		5,000.00			179,600.00		119,500.00
	SUBTOTAL		1,201,740.00			2,115,800.00		9,627,800.00
	Less non-dwelling		.00			(160,000.00)		(305,000.00)
	TOTAL		1,201,740.00			2,115,800.00		9,322,800.00





































**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2011 FFY 2014-2015 – Year 4			Work Statement for Year: 2011 FFY 2015-2016 – Year 5		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 3 – Guadalupe Santa Maria, Orcutt			AMP 3 – Guadalupe, Santa Maria, Orcutt		
	CA16-P021-005			CA16-P021-005		
	Guadalupe Ranch Ac.			Guadalupe Ranch Ac.		
	Escalante/10 <sup>th</sup> Streets			Escalante/10 <sup>th</sup> Streets		
	Guadalupe, CA			Guadalupe, CA		
	Occupancy rehab.	5,000.00	5,000.00	Occupancy rehab.		5,000.00
	Lighting, upgrade.	100%	5,000.00	Accessibility, upgrade.		5,000.00
	Parking pads, replace.	100%	56,000.00	Doors, replace.	20 units	70,000.00
	Relandscape grounds.	100%	20,000.00	Eaves, box-in.	20 units	130,000.00
	Sheds, upgrade.*	20 units	24,000.00	Flooring, replace.	20 units	40,000.00
	Sidewalks, replace.	portion	41,000.00	Retexture int. walls.	20 units	80,000.00
				Resurface ext. walls.	20 units	75,000.00
				Solar, install.	100%	150,000.00
				Toilets, replace.	20 units	8,000.00
				Water heaters, replace.	20 units	14,000.00
	*Non-dwelling.					
	Subtotal of Estimated Cost		\$151,000.00	Subtotal of Estimated Cost		\$577,000.00



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>		Work Statement for Year: 2011		Work Statement for Year: 2011		
Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMF 3 – Guadalupe, Santa Maria, Orcutt			AMF 3 – Guadalupe, Santa Maria, Orcutt		
	CA16-P021-007			CA16-P021-007		
	Evans Park			Evans Park		
	200 West Williams			200 West Williams		
	Santa Maria, CA			Santa Maria, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Bathrooms remodel.	81 units	324,000.00	Accessibility upgrade.		5,000.00
	Dryer vents.	15 duplexes	9,000.00	Flooring (carpet/tile).	81 units	480,000.00
	Exhaust fans.	81 units	40,500.00	Cmty. Bldg. remodel.*	1	100,000.00
	Fence (chain link).	Replace w/block	8,000.00	Concrete patios.	100%	94,000.00
	Refrigerator. replace.	81 units	25,110.00	Kitchens, remodel.	81 units	1,336,500.00
	Plumbing upgrade.	81 units	50,000.00	Painting, exterior.	81 units	75,000.00
	Sewer line. replace.	Portion	50,000.00	Retexture int. walls.	11 units	405,000.00
	Sidewalks. replace.	Portion	40,000.00	Sheds, termite treat.*	81 units	81,000.00
	Stoves. replace.	81 units	22,275.00	Solar, install.	100%	607,500.00
	Trees, removal.		6,000.00	Toilets, replace.	81 units	32,400.00
				Transmitters, replace.	81 units	32,400.00
				Water heaters, replace.	27 units	18,900.00
				*Non-dwelling.		
	Subtotal of Estimated Cost		\$579,885.00	Subtotal of Estimated Cost		\$3,272,700.00

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2011 FFY 2014-2015 – Year 4			Work Statement for Year: 2011 FFY 2015-2016 – Year 5		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
So6	AMP 3 – Guadalupe			AMP 3 – Guadalupe		
So6	Santa Maria, Orcutt			Santa Maria, Orcutt		
So6	CA16-P021-025			CA16-P021-025		
So6	Leland Park Apts.			Leland Park Apts.		
So6	250-260 N. Pacific			250-260 N. Pacific		
So6	Orcutt, CA			Orcutt, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Fence (wood), replace.	100%	10,000.00	Accessibility upgrade.		5,000.00
	Parking lot, replace.	100%	30,000.00	Base molding, replace.	16 units	32,200.00
	Relandscape grounds.	100%	25,000.00	Carpet replacement.	16 units	30,000.00
	Termite treatment.	16 units	30,000.00	Fence (chain link).	100%	19,200.00
				Maint. store room.*	1	20,000.00
				Sidewalks, replace.	100%	25,000.00
				Siding, replace.	16 units	200,000.00
				Solar, install.	16 units	120,000.00
				Water heaters, replace.	16 units	11,200.00
				*Non-dwelling.		
	Subtotal of Estimated Cost		\$100,000.00	Subtotal of Estimated Cost		\$467,600.00

















## CA021 - Housing Authority of the County of Santa Barbara (HACSB)

### 2011 - HOUSING NEEDS

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

The County of Santa Barbara is a desirable location to live and is a draw for a diversity of people. The cost of living, rental costs, and homeownership, are among the highest in California. As a result, the need for affordable housing in this PHA's jurisdiction, Santa Barbara County, is reflected by the number of applicants on the waiting lists for the Section 8 and Public Housing Programs. As of June 2009, the combined number of applicants seeking affordable housing assistance from the Housing Authority totaled 11,733 (refer to the Housing Needs Table, below). Housing Authority waiting list data also confirms the need to assist a variety of households with differing demographics, including those with special needs (i.e., disabled, physically handicapped), as well as low income seniors on fixed incomes.

(Listed in the Overall Needs column are the estimated numbers of housing applicant households that have affordable housing needs. For the remaining characteristics, the impact of that factor on the housing needs for each household type is rated from 1 to 5, with 1 being "no impact" and 5 being "severe impact".)

<b>Housing Needs in Jurisdiction by Category</b>							
<b>Household Category</b>	<b>Overall</b>	<b>Affordability</b>	<b>Supply</b>	<b>Quality</b>	<b>Accessibility</b>	<b>Size</b>	<b>Location</b>
Extremely-Low Income	4,194	4	4	5	5	3	4
Very-Low Income	1,174	5	4	4	5	3	4
Low Income	294	3	3	3	5	3	2
Elderly	487	5	3	3	5	2	3
Disabled	750	5	5	5	5	3	4
Hispanic	3,239	5	3	2	5	5	3

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

- Affirmatively market and partner with local agencies that assist families with disabilities;
- Continue to encourage adoption of policies to support and encourage working households;
- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units and affirmatively market to races/ethnicities shown to have disproportionate housing needs;
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations;
- Explore additional means of funding new development and construction of affordable housing and partner/support efforts of non-profit agencies and private developers; and,
- Pursue Project-Basing up to 20% of the PHA's baseline allocation of HCV's.

**Housing Authority of the County of Santa Barbara (HACSB)**  
FY 2011 Annual Plan  
**10.0 (a) Progress in Meeting Mission and Goals**

\*\*\*\*\*

**PHA Goal: Expand the supply of assisted housing.**  
Objective: Increase housing choices for families and individuals.

**Progress Statement:**

The HACSB has recently purchased a total of 13 newly constructed units from two different developers in the City of Buellton which are rented to low income households.

The HACSB has recently completed a 24 unit new construction low income housing development in Santa Maria, primarily financed through 9% Federal Tax Credits.

The HACSB recently acquired a 40 unit multi-family rental property in Lompoc which is occupied by low income families. To obtain re-financing needed to resolve this property's deferred maintenance needs, HACSB is considering moving these units to a limited partnership and applying for 4% low income housing tax credits.

The HACSB has recently acquired and extensively renovated 20 units of rental housing in Isla Vista for occupancy by low income families.

The HACSB is now managing and maintaining a newly constructed 39 unit SRO project for adults with mental health and substance abuse issues in Lompoc.

The HACSB will soon be constructing a 4 unit home for developmentally disabled persons on a portion of undeveloped land owned by the HACSB in Goleta. A new community center for south county HACSB residents is currently under constructed on the site.

The HACSB is developing 39 housing units in Los Alamos that will be rented to low income "farmworker" households. A Joe Serna Jr. Farmworker Housing Grant for this project has been approved through the State of California's Housing and Community Development Department.

The HACSB has plans to develop 55 low income rental units on land it owns in Lompoc. Successful completion of this ambitious project will include demolition of the Lompoc Housing Office and 10 units of existing public housing. Approval of the disposition of the 10 public housing units has recently been received from HUD. A new Lompoc Housing Office will also be constructed on an adjacent parcel next to the HACSB Administrative Headquarters.

The HACSB has plans to construct 22 units of low income housing on a parcel of land it hopes to acquire in Goleta.

The HACSB has been selected by Hillside House, an organization in the south county which houses developmentally disabled individuals, to develop housing on 8.5 acres of its property. After extensive review for almost three years the development plan has been rendered complete by the City of Santa Barbara. A full environmental review is currently in process. The project includes 40 affordable rental units (including 12 large bedroom units for Hillside House residents), 11 affordable ownership units, and 70 market rate ownership units.

The HACSB has received 35 Section 8 Housing Choice Vouchers from HUD to administer the HUD Veterans Affairs Supportive Housing (VASH) program in partnership with the Veterans Administration facility in Los Angeles, California. The HUD-VASH program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs at its medical centers and in the community. The Veterans Administration facility will refer all eligible HUD-VASH families to the HACSB. An additional 25 VASH Vouchers are expected later this year.

**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 HACSB 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; as well as a one-time Federal "stimulus" grant totaling \$1.4 million.

The HACSB is in the process of converting 54 units of public housing in Goleta to project based Section 8 which will enable the HACSB to significantly rehabilitate these units as well as operate them from a much stronger financial perspective for many years to come.

The HACSB is in the process of selecting a contractor to retrofit the majority of HACSB properties to solar. This initiative which will be funded by multiple sources is expected to cost approximately \$13 million.

**PHA Goal: Increase assisted housing choices.**

Objective: Balance service delivery in all housing market areas

**Progress Statement:**

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

The HACSB 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 HACSB 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 HACSB 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 HACSB is committed to developing and implementing a Section 8 homeownership program.

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

**Objective: Promote equal housing opportunities.**

**Progress Statement:**

The HACSB 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 HACSB provides ongoing educational training with staff to ensure their compliance with affirmative fair housing policies.

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

**Progress Statement:**

The HACSB 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 HACSB 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.