

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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/hope6/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
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

MISSION STATEMENT 5.1

The Housing Authority of the County of Santa Barbara is founded on the belief that decent, safe and sanitary housing is central to the physical and emotional health, the productivity, and the self-esteem of the people it serves.

Our mission is to provide affordable housing opportunities for low income households in the County of Santa Barbara in an environment which preserves personal dignity, and in a manner which maintains the public trust.

In carrying out our mission, we are committed to:

- Increasing housing choices**
- Respect for HACSB clients and employees**
- Excellence in management and operations**
- Dispersal of assisted housing throughout Santa Barbara County**
- Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of government.**

**Housing Authority of the County of Santa Barbara (HACSB)
2012 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 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

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

2012 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 and a site-based waiting list for units located in the City of Guadalupe. 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)
2012 PHA Plan

6.0(b)(2) Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	950,000	
b) Public Housing Capital Fund	1,080,319	
c) Capital Fund Recovery Grants (PH)	-	
d) HOPE IV Demolition	-	
e) Annual Contributions for Section 8 Tenant Based Assistance	32,750,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-	
g) Resident Opportunity and Self-Sufficiency Grants	19,000	
h) Community Development Block Grant	-	
i) HOME	-	
Other Federal Grants (list below)		
Section 8 Mainstream	17,000	
Section 8 Non-Elderly Disabled	227,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)	-	
3. Public Housing Dwelling Rental Income	1,700,000	
4. Other Income (list below)		
Interest/Investments	127,000	
Non-Dwelling Rental	166,000	
5. Non-Federal Sources		
Dwelling Rental	1,737,000	
Interest/Investments	335,000	
Non-Dwelling Rental	35,000	
Management Fees	1,728,000	
Developer Fee	500,000	
Contractor Income	500,000	
Total Resources	41,871,319	

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

2012 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)

2012 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

2012 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)

2012 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)

2012 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)

2012 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)

2012 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)

2012 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

2012 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)
2012 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 continues to evaluate the performance of the AMPs and the sustainability of the current subsidy levels.

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.

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

2012 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)
2012 Agency Plan

Narrative for Disposition of Remaining 428 Public Housing Units in Projects CA021: 21-22 (L. C. Grossman Homes); 21-04 (Lompoc Terrace); 021-13 (Miller Plaza); 21-14 (Stanley Horn Homes); 21-16 (Lompoc Gardens I); 21-17 (Lompoc Gardens II); 21-34 (Lompoc Area Scattered Site); 21-02 and 21-03 and 21-05 (Guadalupe Ranch Acres); 21-06, 07 (Evans Park); 21-25)Leland Park Apartments)

7.0(b) Public Housing Disposition

In recent years, HUD has been consistently under-funding the Public Housing program. During this period, with few exceptions, 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, particularly in this year's budget discussions. 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.

HACSB also receives Capital Fund to address capital needs of its Public Housing units. HACSB recently commissioned a study of our Public Housing units by a qualified firm to evaluate our future projected capital needs. The study concluded that the Capital Fund program will be inadequate to address future capital needs, even assuming 100% funding, which is unlikely.

In analyzing the results of this under-funding, and prospects for the future, it is clear that the remaining 428 units in our Public Housing inventory cannot be sustained adequately in the long term. In this narrative, we're referring to the "remaining" 428 housing units, as, during the past several years, we requested, and received, approval to dispose of a total of 108 housing units. Many of these units have been fully rehabilitated using tax credits and are re-occupied by very low and low income households. In some cases, units that were too costly to manage and maintain were sold to provide leverage funding for new affordable rental housing opportunities. In other cases, units were demolished to make room for additional low income rental housing units.

In this instance, HACSB is actively considering various funding alternatives for the remaining 428 Public Housing units. An 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 transactions out of Public Housing, the majority of current tenants will likely be able to remain in their respective residences. Any displaced residents will be provided with relocation assistance.

Prospective funding alternatives will require extensive research, analysis and careful consideration. HACSB will actively engage the residents, the Board and various community stakeholders before arriving at a decision. It is likely that this process will proceed over some time on a development by development basis. 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) 2012 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 2011.

The Authority plans to issue a new Project-based Voucher Request for Proposals (RFP) in 2011 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 recently completed the installation of solar photovoltaic equipment at 21 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 was 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 will improve energy efficiency and promote a green living environment. Funds will also be provided through the U.S. Treasury 1603 cash rebate program for approximately \$3.9 million.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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: 2 (two)		
A.	Development Number and Name	Work Statement for Year 1 FFY 2012				
B.	Physical Improvements Subtotal	Annual Statement	1,325,740.00	2,115,800.00	3,300,350.00	6,515,800.00
C.	Management Improvements		60,000.00	60,000.00	60,000.00	60,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		91,000.00	41,000.00	129,000.00	366,000.00
E.	Administration		89,761.00	89,761.00	89,761.00	89,761.00
F.	Other		40,000.00	40,000.00	40,000.00	40,000.00
G.	Operations		89,761.00	89,761.00	89,761.00	89,761.00
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					
L.	Total Non-CFP Funds		.00	.00	.00	.00
M.	Grand Total		1,696,262.00	2,436,322.00	3,708,872.00	7,161,322.00

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)		Locality (City/county & State)		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 2 (two)		
PHA Name/Number	HACSB / 21-021	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013-2014	Work Statement for Year 3 FFY 2014-2015	Work Statement for Year 4 FFY 2015-2016	Work Statement for Year 5 FFY 2016-2017
			Annual Statement				
		AMP 1					
		21-022		5,000.00	5,000.00	15,000.00	70,000.00
		AMP 3					
		21-002		38,120.00	339,800.00	167,000.00	248,600.00
		21-003		101,400.00	361,000.00	190,000.00	307,900.00
		21-005		126,120.00	361,000.00	178,000.00	427,000.00
		21-006		407,080.00	5,000.00	629,365.00	2,204,300.00
		21-007		356,420.00	5,000.00	699,885.00	2,665,200.00
		21-025		5,000.00	305,000.00	70,000.00	347,600.00
		AMP 4					
		21-004		32,600.00	5,000.00	512,000.00	126,000.00
		21-013		35,000.00	5,000.00	5,000.00	104,600.00
		21-014		80,000.00	709,000.00	11,000.00	77,600.00
		21-016		5,000.00	5,000.00	386,500.00	63,000.00
		21-017		5,000.00	5,000.00	345,000.00	59,500.00
		21-034		129,000.00	5,000.00	179,600.00	119,500.00
		SUBTOTAL		1,325,740.00	2,115,800.00	3,388,350.00	6,820,800.00
		Less non-dwelling		.00	.00	(88,000.00)	(305,000.00)
		TOTAL		1,325,740.00	2,115,800.00	3,300,350.00	6,515,800.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	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 1 - Goleta			AMP 1 – Goleta		
	CA16-P021-022			CA16-P021-022		
	L.C. Grossman Homes			L.C. Grossman Homes		
	5575 Armitos Avenue			5575 Armitos Avenue		
	Goleta, CA			Goleta, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
		Subtotal of Estimated Cost		\$5,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	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	<u>AMP 3 – Guadalupe, Santa Maria, Orcutt</u>			<u>AMP 3 – Guadalupe, Santa Maria, Orcutt</u>		
	<u>CA16-P021-025</u>			<u>CA16-P021-025</u>		
	<u>Leland Park Apts.</u>			<u>Leland Park Apts.</u>		
	<u>250-260 N. Pacific Orcutt, CA</u>			<u>250-260 N. Pacific Orcutt, CA</u>		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
				Bathrooms, remodel.	16 units	64,000.00
				Doors (interior), replace.	16 units	32,000.00
				Kitchens, remodel.	16 units	192,000.00
				Lights-bedroom ceiling.	16 units	12,000.00
		Subtotal of Estimated Cost		\$5,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	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 4- Lompoc			AMP 4 – Lompoc		
	CA16-P021-013			CA16-P021-013		
	<u>Miller Plaza</u>			<u>Miller Plaza</u>		
	<u>301 West Maple Ave.</u>			<u>301 West Maple Ave.</u>		
	<u>Lompoc, CA</u>			<u>Lompoc, CA</u>		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Painting, exterior.	24 units	30,000.00			
		Subtotal of Estimated Cost		\$35,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	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	<u>AMP 4- Lompoc</u>			<u>AMP 4 - Lompoc</u>		
	<u>CA16-P021-014</u>			<u>CA16-P021-014</u>		
	<u>Stanley Horn Homes</u>			<u>Stanley Horn Homes</u>		
	<u>640 North "Q" Street</u>			<u>640 North "Q" Street</u>		
	<u>Lompoc, CA</u>			<u>Lompoc, CA</u>		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Fences, replace.	100%	75,000.00	Bathrooms, remodel.	44 units	176,000.00
				Kitchens, remodel.	44 units	528,000.00
		Subtotal of Estimated Cost		\$80,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec Annual Statement	AMP 4 – Lompoc			AMP 4 – Lompoc		
	CA16-P021-016			CA16-P021-016		
	Lompoc Gardens I			Lompoc Gardens I		
	300 West College Ave.			300 West College Ave.		
	Lompoc, CA			Lompoc, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
		Subtotal of Estimated Cost		\$5,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	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 4 – Lompoc			AMP 4 – Lompoc		
	CA16-P021-017			CA16-P021-017		
	Lompoc Gardens II			Lompoc Gardens II		
	535 North "I" Street			535 North "I" Street		
	Lompoc, CA			Lompoc, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
		Subtotal of Estimated Cost		\$5,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2013-2014 – Year 2			Work Statement for Year: 2012 FFY 2014-2015 – Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec Annual Statement	<u>AMP 4 – Lompoc</u>			<u>AMP 4 – Lompoc</u>		
	<u>CA16-P021-034</u>			<u>CA16-P021-034</u>		
	<u>Scattered Sites</u>			<u>Scattered Sites</u>		
	<u>Lompoc, CA</u>			<u>Lompoc, CA</u>		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Windows, patio doors.		14,000.00			
	Windows, replace.		110,000.00			
		Subtotal of Estimated Cost		\$129,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2015-2016 – Year 4			Work Statement for Year: 2012 FFY 2016-2017 – 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-P021-006 Evans Park 200 West Williams Santa Maria, CA			CA16-P021-006 Evans Park 200 West Williams Santa Maria, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Bathrooms remodel.	69 units	276,000.00	Accessibility upgrade.		5,000.00
	Exhaust fans.	69 units	34,500.00	Carpet, tile flooring.	69 units	414,000.00
	Fence, replace.	100%	8,000.00	Concrete patios.	69 units	80,000.00
	Laundry drains hose bid.	69 units	34,500.00	Kitchens, remodel.	69 units	1,140,000.00
	Plumbing system.	69 units	50,000.00	Painting, exterior.	69 units	75,000.00
	Refrigerators, replace.	69 units	21,390.00	Retexture int. walls.	69 units	345,000.00
	Sewer lines, replace.	portion	50,000.00	Sheds, upgrade.*	69 units	69,000.00
	Sidewalks, replace.	portion	25,000.00	Toilets, replace.	69 units	27,600.00
	Stove, replace.	69 units	18,975.00	Transmitters, replace.	100%	27,600.00
	Trees, replace.	Portion	10,000.00	Water heaters, replace.	23 units	16,100.00
	Fascia, replace.	32 buildings	96,000.00			
				*Non-dwelling.		
	Subtotal of Estimated Cost		\$629,365.00	Subtotal of Estimated Cost		\$2,204,300.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2015-2016 – Year 4			Work Statement for Year: 2012 FFY 2016-2017 – 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
Sec	AMP 3 – Guadalupe,			AMP 3 – Guadalupe,		
Annual	Santa Maria, Orcutt			Santa Maria, Orcutt		
Statement						
	CA16-P021-007			CA16-P021-007		
	Evans Park			Evans Park		
	200 West Williams			200 West Williams		
Sewer	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	Toilets, replace.	81 units	32,400.00
	Trees, replace.	Portion	6,000.00	Transmitters, replace.	100%	32,400.00
	Fascia, replace.	40 buildings	120,000.00	Water heaters, replace.	27 units	18,900.00
				*Non-dwelling.		
	Subtotal of Estimated Cost		\$699,885.00	Subtotal of Estimated Cost		\$2,665,200.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2015-2016 – Year 4			Work Statement for Year: 2012 FFY 2016-2017 – 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 4- Lompoc			AMP 4 – Lompoc		
	CA16-P021-014			CA16-P021-014		
	Stanley Horn Homes			Stanley Horn Homes		
	640 North “Q” Street			640 North “Q” Street		
	Lompoc, CA			Lompoc, CA		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Water lines, replace.	100%	6,000.00	Accessibility upgrade.		5,000.00
				Relandscape grounds.	100%	50,000.00
				Toilets, replace.	44 units	17,600.00
		Subtotal of Estimated Cost		\$11,000.00	Subtotal of Estimated Cost	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY 2015-2016 – Year 4			Work Statement for Year: 2012 FFY 2016-2017 – 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	<u>AMP 4 – Lompoc</u>			<u>AMP 4 – Lompoc</u>		
	<u>CA16-P021-017</u>			<u>CA16-P021-017</u>		
	<u>Lompoc Gardens II</u>			<u>Lompoc Gardens II</u>		
	<u>535 North “I” Street</u>			<u>535 North “I” Street</u>		
	<u>Lompoc, CA</u>			<u>Lompoc, CA</u>		
	Occupancy rehab.		5,000.00	Occupancy rehab.		5,000.00
	Parking lots, replace.	100%	150,000.00	Accessibility upgrade.		5,000.00
	Relandscape grounds.	100%	150,000.00	Security screen doors.	35 units	10,500.00
	Fences, replace.	100%	40,000.00	Sidewalks, replace.	100%	25,000.00
				Toilets, replace.	35 units	14,000.00
		Subtotal of Estimated Cost		\$345,000.00	Subtotal of Estimated Cost	

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the 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
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)

Performance & Evaluation Report for Program Year Ending June 30, 2011 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.e. 10% of line 21)	109,993.00	109,993.00	109,993.00	109,993.00
3	1408 MANAGEMENT IMPROVEMENTS	133,914.61	135,084.61	135,084.61	135,084.61
4	1410 ADMINISTRATION	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	42,457.50	28,364.50	28,364.50	28,364.50
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	118,928.00	123,352.38	123,352.38	92,064.32
10	1460 DWELLING STRUCTURES	533,594.01	541,276.56	541,276.56	541,276.56
11	1465.1 DWELLING EQUIPMENT- Non Expend	12,184.35	12,184.35	12,184.35	12,184.35
12	1470 NONDWELLING STRUCTURES	.00	.00	.00	.00
13	1475 NONDWELLING EQUIPMENT	22,072.15	22,072.15	22,072.15	22,072.15
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	16,793.38	17,609.45	17,609.45	17,609.45
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	.00	.00	.00	.00
21	Amount of Annual Grant (lines 2-20)	1,099,930.00	1,099,930.00	1,099,930.00	1,068,641.94
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	98,918.56	98,918.56	98,918.56	98,918.56
25	Amount of line 21 Related to Security - hard cost	19,532.10	19,532.10	19,532.10	19,532.10
26	Amount of line 21 Related to Energy Cons.	.00	.00	.00	.00

Signature of Executive Director 	Date 9/29/11	Signature of Public Housing Director	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.:CA16-S021-501-0 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2009
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)

Performance & Evaluation Report for Program Year Ending June 30, 2011 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.c. 10% of line 21)	.00	.00	.00	.00
3	1408 MANAGEMENT IMPROVEMENTS	.00	.00	.00	.00
4	1410 ADMINISTRATION	141,387.00	141,387.00	141,387.00	120,501.17
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	.00	.00	.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	188,291.89	189,566.81	189,566.81	122,091.89
10	1460 DWELLING STRUCTURES	633,446.13	633,446.13	633,446.13	633,446.13
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	450,748.98	449,474.06	449,474.06	449,474.06
13	1475 NONDWELLING EQUIPMENT	.00	.00	.00	.00
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	.00	.00	.00	.00
21	Amount of Annual Grant (lines 2-20)	1,413,874.00	1,413,874.00	1,413,874.00	1,325,513.25
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	.00	.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Cons.	344,776.90	344,776.90	344,776.90	344,776.90

Signature of Executive Director 	Date 9/29/10	Signature of Public Housing Director 	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.:CA16-S021-501-0 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2009
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)
 XX Performance & Evaluation Report for Program Year Ending June 30, 2011 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.e. 10% of line 21)	.00	.00	.00	.00
3	1408 MANAGEMENT IMPROVEMENTS	.00	.00	.00	.00
4	1410 ADMINISTRATION	141,387.00	141,387.00	141,387.00	120,501.17
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	.00	.00	.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	188,291.89	189,566.81	189,566.81	122,091.89
10	1460 DWELLING STRUCTURES	633,446.13	633,446.13	633,446.13	633,446.13
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	450,748.98	449,474.06	449,474.06	449,474.06
13	1475 NONDWELLING EQUIPMENT	.00	.00	.00	.00
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	.00	.00	.00	.00
21	Amount of Annual Grant (lines 2-20)	1,413,874.00	1,413,874.00	1,413,874.00	1,325,513.25
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	.00	.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Cons.	344,776.90	344,776.90	344,776.90	344,776.90

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	9/29/11		

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.:CA02100000409R Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2009
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)

Performance & Evaluation Report for Program Year Ending June 30, 2011 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	125,000.00	125,000.00	125,000.00	73,662.20
2	1406 OPERATIONS (n.t.e. 10% of line 21)	.00	.00	.00	.00
3	1408 MANAGEMENT IMPROVEMENTS	.00	.00	.00	.00
4	1410 ADMINISTRATION	109,860.00	109,860.00	109,860.00	90,345.88
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	.00	.00	.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	.00	.00	.00	.00
10	1460 DWELLING STRUCTURES	1,098,600.00	1,098,600.00	1,098,600.00	908,161.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	.00	.00	.00	.00
13	1475 NONDWELLING EQUIPMENT	.00	.00	.00	.00
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	.00	.00	.00	.00
21	Amount of Annual Grant (lines 2-20)	1,208,460.00	1,208,460.00	1,208,460.00	998,506.88
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	.00	.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Cons.	1,208,460.00	1,208,460.00	1,208,460.00	998,506.88

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.:CA02100000409R Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2009
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)

Performance & Evaluation Report for Program Year Ending June 30, 2011 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	125,000.00	125,000.00	125,000.00	73,662.20
2	1406 OPERATIONS (n.t.c. 10% of line 21)	.00	.00	.00	.00
3	1408 MANAGEMENT IMPROVEMENTS	.00	.00	.00	.00
4	1410 ADMINISTRATION	109,860.00	109,860.00	109,860.00	90,345.88
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	.00	.00	.00	.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	.00	.00	.00	.00
10	1460 DWELLING STRUCTURES	1,098,600.00	1,098,600.00	1,098,600.00	908,161.00
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	.00	.00	.00	.00
13	1475 NONDWELLING EQUIPMENT	.00	.00	.00	.00
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.c. 8% of line 19)	.00	.00	.00	.00
21	Amount of Annual Grant (lines 2-20)	1,208,460.00	1,208,460.00	1,208,460.00	998,506.88
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	.00	.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Cons.	1,208,460.00	1,208,460.00	1,208,460.00	998,506.88

Signature of Executive Director 	Date 9/29/11	Signature of Public Housing Director 	Date
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**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.: 501-10 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2010
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision number:)
 Performance & Evaluation Report for Program Year Ending June 30, 2011 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	.00	.00	.00	.00
2	1406 OPERATIONS (n.t.e. 10% of line 21)	108,031.00	.00	.00	.00
3	1408 MANAGEMENT IMPROVEMENTS	5,000.00	5,000.00	.00	.00
4	1410 ADMINISTRATION	108,031.00	108,031.00	108,031.00	63,021.00
5	1411 AUDIT	.00	.00	.00	.00
6	1415 LIQUIDATED DAMAGES	.00	.00	.00	.00
7	1430 FEES AND COSTS	10,400.00	10,400.00	10,400.00	10,400.00
8	1440 SITE ACQUISITION	.00	.00	.00	.00
9	1450 SITE IMPROVEMENTS	25,000.00	18,971.91	13,855.94	.00
10	1460 DWELLING STRUCTURES	145,042.00	139,871.76	139,871.76	139,871.76
11	1465.1 DWELLING EQUIPMENT- Non Expend	.00	.00	.00	.00
12	1470 NONDWELLING STRUCTURES	652,802.79	772,032.12	772,032.12	341,294.42
13	1475 NONDWELLING EQUIPMENT	26,012.21	26,012.21	26,012.21	26,012.21
14	1485 DEMOLITION	.00	.00	.00	.00
15	1490 REPLACEMENT RESERVE	.00	.00	.00	.00
16	1492 MOVING TO WORK DEMONSTRATION	.00	.00	.00	.00
17	1495.1 RELOCATION COSTS	.00	.00	.00	.00
18	1499 DEVELOPMENT ACTIVITIES	.00	.00	.00	.00
19	1501 COLLATERIZATION OR DEBT SERVICE	.00	.00	.00	.00
20	1502 CONTINGENCY (n.t.e. 8% of line 19)	.00	.00	.00	.00
21	Amount of Annual Grant (lines 2-20)	1,080,319.00	1,080,319.00	1,070,203.03	580,599.39
22	Amount of line 21 Related to LBP Activities	.00	.00	.00	.00
23	Amount of line 21 Related to 504 compliance	.00	.00	.00	.00
24	Amount of line 21 Related to Security - soft cost	.00	.00	.00	.00
25	Amount of line 21 Related to Security - hard cost	.00	.00	.00	.00
26	Amount of line 21 Related to Energy Cons.	65,042.00	65,042.00	65,042.00	65,042.00

Signature of Executive Director 	Date 9/29/11	Signature of Public Housing Director	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the County of Santa Barbara	Grant Type and Number: Capital Fund Program Grant No.: 501-12 Replacement Housing Factor Grant No.:	FFY of Grant Approval: 2012
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision number:)
 Performance & Evaluation Report for Program Year Ending
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	.00			
2	1406 OPERATIONS (n.t.e. 10% of line 21)	89,761.00			
3	1408 MANAGEMENT IMPROVEMENTS	10,000.00			
4	1410 ADMINISTRATION	89,761.00			
5	1411 AUDIT	.00			
6	1415 LIQUIDATED DAMAGES	.00			
7	1430 FEES AND COSTS	5,000.00			
8	1440 SITE ACQUISITION	.00			
9	1450 SITE IMPROVEMENTS	60,000.00			
10	1460 DWELLING STRUCTURES	566,589.00			
11	1465.1 DWELLING EQUIPMENT- Non Expend	15,000.00			
12	1470 NONDWELLING STRUCTURES	17,500.00			
13	1475 NONDWELLING EQUIPMENT	20,000.00			
14	1485 DEMOLITION	.00			
15	1490 REPLACEMENT RESERVE	.00			
16	1492 MOVING TO WORK DEMONSTRATION	.00			
17	1495.1 RELOCATION COSTS	24,000.00			
18	1499 DEVELOPMENT ACTIVITIES	.00			
19	1501 COLLATERIZATION OR DEBT SERVICE	.00			
20	1502 CONTINGENCY (n.t.e. 8% of line 19)				
21	Amount of Annual Grant (lines 2-20)	897,611.00			
22	Amount of line 21 Related to LBP Activities	.00			
23	Amount of line 21 Related to 504 compliance	10,000.00			
24	Amount of line 21 Related to Security - soft cost	.00			
25	Amount of line 21 Related to Security - hard cost	.00			
26	Amount of line 21 Related to Energy Cons.	.00			

Signature of Executive Director 	Date 9/29/11	Signature of Public Housing Director 	Date
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CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2012 - 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 2011, the combined number of applicants seeking affordable housing assistance from the Housing Authority totaled 5,157 (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".)

Housing Needs in Jurisdiction by Category							
Household Category	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Extremely-Low Income	3,767	5	4	5	5	3	4
Very-Low Income	1,074	4	4	4	5	3	4
Low Income	316	3	3	3	5	3	2
Elderly	396	5	3	3	5	2	3
Disabled	1,396	5	5	5	5	3	4
Hispanic	2,847	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 2012 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 is now managing and maintaining a newly constructed 39 unit SRO project for adults with mental health and substance abuse issues in Lompoc.

A similar 47 unit facility for mental health clients and formerly homeless families is currently under construction in Santa Maria. This facility will be managed by the HACSB.

The HACSB will soon be completing 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 on an adjacent parcel has recently been completed.

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 as have federal tax credits through the California Tax Credit Allocation Committee and construction is currently in progress.

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 is currently being constructed on an adjacent parcel next to the HACSB Administrative Headquarters.

The HACSB, in conjunction with a private developer, has plans to develop 60 units of affordable housing for elderly residents on the site of the former bowling alley in Lompoc.

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 has recently been completed. 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 60 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.

The HACSB recently received 25 Section 8 Housing Choice Vouchers specifically designated for non-elderly persons with disabilities. These vouchers will enable non-elderly persons currently residing in nursing homes and other health care institutions to transition into the community with appropriate services.

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.

The HACSB has recently completed the conversion of 54 units of public housing in Goleta to project based Section 8 which included the significant rehabilitation of these units as well as putting them a much stronger financial footing for many years to come. The HACSB plans a similar initiative for 40 units of public housing in Lompoc in the near future.

The HACSB is in the process of completing the retrofit of the majority of its properties to solar. This initiative is being funded by multiple sources and 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.