

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																								
A.1	<p> PHA Name: <u>Housing Authority of the City of Sacramento</u> PHA Code: <u>CA005</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,699</u> Number of Housing Choice Vouchers (HCVs) <u>7</u> Total Combined <u>1,706</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The 2018 PHA Annual Plan is available for viewing at the following locations: </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814 </td> <td style="width: 50%; border: none;"> Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814 </td> </tr> <tr> <td style="border: none;"> Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814 </td> <td style="border: none;"> Sacramento Public Library 828 I Street, Sacramento CA 95814 </td> </tr> </table> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814	Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814	Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814	Sacramento Public Library 828 I Street, Sacramento CA 95814	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B. Annual Plan Elements						
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The PHA continues to provide quality housing that is affordable to the low, very low, and extremely low-income households. Strategies pursued by the PHA as outlined in the 5 Year PHA plan continue to be successful and allows the authority to meet our Mission to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination.

Goal: Increase the availability of decent, safe, and affordable housing

Progress: The PHA has applied for the Byrne Criminal Justice Innovation Program grant which would create a consortium of criminal justice, community and/or human service partners to plan and implement a targeted strategy addressing crime in a specific community.

Goal: Improve the quality of assisted housing

Progress:

- The PHA has achieved the designation of a High Performer for FY2016.
- The PHA used Capital Funds to rehabilitate and/or modernize approximately 118 public housing units in 2016.
- The PHA staff attended the following training in 2016 for the operations, maintenance and administration of assistant housing:
 - Adult Protective Service Mandated Reporter
 - Bullying in Senior Housing
 - Violence Against Woman Act (VAWA)
 - Fair Housing
 - Fire Life Safety

Goal: Increase assisted housing choices

Progress:

- The PHA continues to conduct outreach and build relationships with other governmental agencies, non-profits, and other businesses to partner to increase options for low-income residents.
- The PHA continues to research the feasibility of changes to homeownership, and other affordable housing options to increase the housing choices for public housing residents.

Goal: Improve community quality of life and economic vitality

Progress:

The Jobs Plus Pilot Program Grant has allowed us to develop locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing. The program has 194 residents enrolled, 99 residents received the Jobs Plus Earned Income Disallowance, 34 residents obtained full or part time employment, and 15 residents enrolled in the onsite high school diploma class.

The PHA linked and provided the following services through its Resident Opportunity for Self Sufficiency - Family Self Sufficiency (FSS) and Service Coordination programs in 2016:

- Nine residents enrolled in High School/ GED program
- Seventeen residents received job skills assessment
- Outreached to 750 residents
- Forty Five residents enrolled in Service Coordination
- Fifteen residents completed Financial Literacy/ Management classes
- Seventy Five residents received Health Referrals
- Sixty Four residents were referred to employers

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

Progress:

- The PHA has a Resident Service Department that includes one Family Self Sufficiency Coordinator and two Service Coordinators that provide resources, referrals, goal setting for residents seeking economic self-sufficiency, access to a variety of programs, and supportive services.
- The PHA continues to fine-tuned its processes to help residents identify the critical needs and coordinate them across the supportive services through resident services.
- The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions.
- The PHA helped residents achieve the following:
 1. Two residents obtained their High School Diploma/ GED
 2. Four residents enrolled in Post-Secondary Classes

Goal: Ensure Equal Opportunity to Housing for all Americans

Progress:

- The PHA continues to take affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- The PHA uses its updated Language Access Plan, to provide information and forms to individuals and families with limited English speaking skills.
- Continues to ensure that fair housing efforts continue to be implemented.

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. "See HUD Form 50075.2 approved by HUD on 08/16/2017."</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

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. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

Safety and Crime Prevention (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. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for 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>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. 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. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements.

PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on 08/16/2017.”

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 the 5-Year and Annual PHA Plan. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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.

Annual Plan Elements

B1. Revision of PHA Plan Elements.

Financial Resources

2018 Planned Sources and Uses		
1. Sources	Planned \$	Planned Uses
Public Housing Operating Fund	\$6,323,994	Operations
Public Housing Capital Fund	\$ 2,610,607	Various
Other Anticipated Federal resources: Jobs Plus	\$675,000 (\$2.7m grant; 4 year grant; Est: \$675k per year)	Marina Vista and Alder Grove
2. Other Federal Grants (list below)		
Family Self Sufficiency Grant (2016)	\$69,000 (If available)	Public Housing Self Sufficiency
ROSS Service Coordinators (2014)	\$ 63,843 (Est),	
3. Prior Year Capital Funds		
2015 City CFP	\$750,494 (Est)	Public Housing Maintenance
2016 City CFP	\$2,226,908 (Est)	Operation
2017 City CFP	\$2,663,885 (Est)	Public Housing Maintenance
		Operation
4. Public Housing Tenant Rental Income (2017)	\$4,447,000 (Est)	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$75,000 (Est)	Public Housing Operations
Miscellaneous Income	\$220,145 (Est)	Public Housing Operating Expenses

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Hope VI or Choice Neighborhoods

Marina Vista/Alder Grove (Choice Neighborhood Planning Grant Awardee)

The Neighborhood Transformation Plan for the Upper Land Park-Broadway community was completed in late 2015 and submitted to HUD. As Alder Grove has been designated a National Historic District, the Housing Authority has initiated the Section 106 process and is now working to align the historic preservation timelines with the efforts of the City of Sacramento to develop an Upper Land Park Specific Plan for this area. Staff is now working to determine how these efforts can be best completed concurrently.

Mixed Finance Modernization or Development

The Housing Authority intends to modernize and convert units within its public housing stock using the Rental Demonstration Program (RAD). Units listed below will be targeted for conversion to RAD.

Demolition and/or Disposition

Development name:	Meadow Commons
Development (project) number:	CA005000104
Activity type:	Disposition
Application status:	Submitted
Date application submitted:	March 24, 2014, resubmit in 2018
Number of units affected:	3
Coverage of action:	Part of the development
Timeline for activity:	Within 120 days of receiving approval from HUD
Properties included:	4052, 4225 Weymouth Lane, 7312 Franklin Blvd #1

Development name:	Meadow Commons, and Oak Park
Development (project) number:	CA005000104 and CA005000105
Activity type:	Disposition and/or RAD
Application status:	Will submit in 2018
Date application submitted:	N/A
Number of units affected:	47
Coverage of action:	Partial Development
Timeline for activity:	Within 120 days of receiving approval from HUD
Property included:	1043 43 rd Ave, 3509-3516 36 th St, 4921 Folsom Blvd, 1780 - 1786 71 st Ave, 1781 – 17895 71 st Ave, and 6142 Belleau Wood.

Development name:	Meadow Commons, Oak Park, The Mill	
Development (project) number:	CA005000104, CA005000105, CA005000107	
Activity type:	Disposition	
Application status:	Planned Application	
Date application submitted:	2018	
Number of units affected:	116	
Coverage of action:	Part of the development	
Timeline for activity:	Within 120 days of receiving approval from HUD	
Properties included in the disposition:		
4114 3 rd Ave	3634 CLARKSON	734 RIO TIERRA AVE
3661 4 th AVE	150 BARTON	3254 SANTA CRUZ WAY
4439 6 th AVE	3840 CLAY	7826 SHRADER CIR
5064 10 th AVE	7434 COSGROVE WY	7832 SHRADER CIR
2221-2223 16 th AVE	7458 COSGROVE WY	7838 SHRADER CIR
7557 18 th ST	7462 COSGROVE WY	7844 SHRADER CIR
3421-23 19 th AVE	7466 COSGROVE WY	1340 STEPHANIE
3804 21 st AVE	2239 CRAIG	4048-4060 SUMAC LANE
3421 21 st AVE	7722 DETROIT BLVD	2850-2860 UTAH AVE
7506 21 st AVE	7786 DETROIT BLVD	2851-2860 UTAH AVE
3605 22 nd AVE	7857 DETROIT BLVD	7604 VALLECITOS WAY
7670 22 nd AVE	5550 EMERSON RD	7736 VALLECITOS WAY
7695 22 nd AVE	100 FAIRBANKS AVE	3183, 3203 WESTERN AVE
4231, 4237 23 rd ST	2148 FLORIN RD	3249, 3255 WESTERN AVE
2931 24 th AVE	44 FORD RD	3319 WESTERN AVE
3405 24 th AVE	48 FORD RD	6021 WILKERSON
1575 34 th AVE	7221 FRUITRIDGE RD	6071 WILKERSON
4308 36 th ST	3449 GATES	375 LINDLEY DR
3922 39 th ST	1531 GLIDDEN	7656 MANORCREST
2943 42 nd ST	6508 GOLF VIEW DR	7651 MANORSIDE

7748 40 TH AVE	637 GRAND AVE	1713 NEIHARD AVE
4100 47 TH ST	1142-1144 GRAND AVE	1013 NORTH
2070 48 TH AVE	309-311 GRAVES AVE	180 OLMSTEAD DR
2184 50 TH AVE	237 HAGGIN AVE	233 OLMSTEAD DR
7612 51 ST AVE	3836 HAYWOOD ST	2854-2864 PROVO WY
5409 56 TH ST	6129 HERMOSA ST	2855-2865 PROVO WY
2131 62 ND AVE	1600-1608 JANRICK AVE	7591 RED WILLOW
1467 66 TH AVE	530-A LAMPASAS AVE	200 REDONDO AVE
1780-1786 71 ST AVE	530-B LAMPASAS AVE	3600, 3672 REEL CIRCLE
1781-1785 71 ST AVE	1731 BOWLING GREEN DR	7743 REENEL WY
1501-1505 ANOKA AVE	5110 BRADFORD	1500 ARMINGTON AVE
74 ARCADE BLVD	44 CATHCART	1522 ARMINGTON AVE
272 ARCADE BLVD	125 CATHCART	
3937 BELDEN ST	6142 BELLEAU WOOD LN	

Project Based Vouchers

The PHA may apply for Project Based Voucher (PBV) assistance to improve, develop, or replace a public housing property or property that it controls or has an ownership interest in without using a competitive process.

Units with Approved Vacancies for Modernization.

Per 24 CFR § 990.145 (a) (2) and PIH Notice 2011-7 (HA), the Sacramento Housing and Redevelopment Agency (CA005—City) has requested consideration of the following units to be excluded in the Public and Indian Housing Information Center (PIC) under the applicable action category of Vacant HUD Approved.

We request to continue exclusion of **22 units** (effective date listed below) from dwelling status for the period July 1, 2017 through June 30, 2018.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA005000101	675W	6	501046	Vacant Undergoing Modernization	4/15/17 -
CA005000102	130S	1	502333	Vacant Undergoing Modernization	1/22/16 -
CA005000102	130S	2	502334	Vacant Undergoing Modernization	1/21/16 -
CA005000103	KSTR	1	505131	Vacant Undergoing Modernization	8/8/16 -
CA005000103	KSTR	1	505140	Vacant Undergoing Modernization	7/20/16 -
CA005000103	KSTR	1	505143	Vacant Undergoing Modernization	10/5/16 -
CA005000103	KSTR	1	505149	Vacant Undergoing Modernization	7/23/16 -
CA005000103	KSTR	1	505152	Vacant Undergoing Modernization	10/4/16 -
CA005000103	KSTR	1	505158	Vacant Undergoing Modernization	7/21/16 -
CA005000103	KSTR	1	505161	Vacant Undergoing Modernization	12/10/16-
CA005000103	KSTR	1	505170	Vacant Undergoing Modernization	12/23/16-
CA005000104	153G	1	503890	Vacant Undergoing Modernization	10/5/16 -
CA005000104	161T	1	503443	Vacant Undergoing Modernization	3/22/17 -
CA005000104	214F	1	503889	Vacant Undergoing Modernization	12/7/16 -
CA005000104	66T7	1	503892	Vacant Undergoing Modernization	8/26/16 -
CA005000104	D778	1	503985	Vacant Undergoing Modernization	8/6/16 -
CA005000105	77VW	1	503389	Vacant Undergoing Modernization	7/14/16 -
CA005000107	675W	6	503913	Vacant Undergoing Modernization	4/29/17
				Vacant Undergoing Modernization	

CA005000107	272A	1	503944		1/21/17 -
CA005000107	383H	1	503884	Vacant Undergoing Modernization	10/1/16 -
CA005000107	CON3	4	522685	Vacant Undergoing Modernization	4/7/17 -
CA005000107	CYPB	1	511787	Vacant Undergoing Modernization	3/15/17 -

Additionally, the Housing Authority of the City of Sacramento has units in CA005000101 and CA005000102 built in the 1940s. Some of the units contain flooring with asbestos that do not present an immediate health and safety issue as long as the flooring is not disturbed. It has been the practice of the PHA to remedy the issue at the time of vacancy turn. Therefore, the PHA requests approval to exclude (approximately 20) units from dwelling status at a date to be determined after July 1, 2017, and before June 30, 2018.

Other Capital Grant Programs

The Housing Authority of the City of Sacramento plans on submitting an application for the Emergency Safety and Security Grants, if funds become available, for various public housing owned developments located throughout City of Sacramento.

C. Other Document and/or Certification Requirements (submitted with the PHA Plan)

- Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan
- Civil Rights Certification.
- Resident Advisory Board (RAB) Comments.
- Certification by State or Local Officials.
- Statement of Capital Improvements – “See HUD Form 50075.2 approved by HUD on 08/13/2017.”