



INVESTING IN COMMUNITIES

**NOTICE OF REGULAR MEETING**  
**Sacramento Housing and Redevelopment  
Commission**  
**Wednesday, September 3, 2014 – 6:00 pm**  
**801 12<sup>th</sup> Street Sacramento, CA**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

1. Minutes August 6, 2014

**CITIZENS COMMENTS**

1. While the Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if you would limit your comments to three minutes so that everyone may be heard. Please fill out a speaker card and present it to the Agency Clerk if you wish to speak under Citizen Comments or on a posted agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at this time. Commission attendees are requested to silence any electronic devices that they have in their possession.

**BUSINESS ITEM**

2. Election of SHRA Commission Vice Chair

**PUBLIC HEARING**

3. Public Housing Agency Five-Year Action Plan and 2015 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of PHA Five-Year and 2015 Annual Plan to the Department of Housing and Urban Development (HUD); Certificates of Compliance

**WORKSHOP/INFORMATIONAL ITEMS**

4. SHRA Budget Workshop – Development
5. Review/Discussion of Housing Partnership document

**EXECUTIVE DIRECTOR REPORT**

**COMMISSION CHAIR REPORT**

**ITEMS AND QUESTIONS OF COMMISSION MEMBERS**

**ADJOURNMENT**

Staff reports are available for public review on the Agency's website [www.shra.org](http://www.shra.org) and include all attachments and exhibits. Hard copies are available at the Agency Clerk's office (801 12<sup>th</sup> Street) for 10 cents per page. A copy of materials for this agenda will be available at the meeting for public review. **Assistance for the Disabled:** Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



**MINUTES**

**Sacramento Housing and Redevelopment Commission (SHRC)**

**Regular Meeting**

**August 6, 2014**

Meeting noticed on July 31, 2014

**ROLL CALL**

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Vice-Chair Jeanne LeDuc. A quorum of members was present.

**MEMBERS PRESENT:** Chan, Creswell, Griffin, Johnson, LeDuc, Macedo, Morgan, Raab, Stivers

**MEMBERS ABSENT:** Alcalay, Morton

**STAFF PRESENT:** Vickie Smith, La Shelle Dozier, Don Cavier, David Levin, Christine Weichert, Tyrone Williams, MaryLiz Paulson, Jim Shields, Sarah Thomas, Monique Pierre, Anne Nicholls

**APPROVAL OF AGENDA** The Agenda was approved as submitted.

**APPROVAL OF MINUTES**

June 18, 2014 and July 9, 2014 minutes were approved unanimously as amended.

**CITIZENS COMMENTS**

Bill Blado thanked the Commission for allowing him to participate in the July 9<sup>th</sup> tour.

**INFORMATIONAL ITEM**

4. **Marshall Hotel Update – final report**

Christine Weichert presented the item. She also thanked staff member Anne Nicholls for her work on the project. The Commission thanked Overland Pacific, the relocation consulting firm involved in the project, for their hard work.

PUBLIC HEARING

5. 2014 Public Housing Agency Annual Plan Amendment to include a Flat Rent Policy for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento

Monique Pierre, Housing Authority Analyst, presented the item.

Commissioner Morgan indicated a notice of this new policy would be included in the October resident newsletter.

The Commission recommended approval for the item listed above. The votes were as follows

AYES: Chan, Creswell, Griffin, Johnson, LeDuc, Macedo, Morgan, Raab, Stivers

NOES: none

ABSENT: Alcalay, Morton

WORKSHOP/INFORMATIONAL ITEMS

6. 2015 SHRA Budget Workshop – General Overview

Don Cavier, Finance Director, presented the item.

7. Review/Discussion of Housing Partnership document - item to be continued to next meeting.

EXECUTIVE DIRECTOR REPORT

LaShelle Dozier announced the following:

- Next meeting will be September 3<sup>rd</sup>
- Jeanne LeDuc last meeting today due to work relocation. The group thanked Jeanne for her hard work and service and wished her well in the future.

COMMISSION CHAIR REPORT

None

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

none.

SHRC Minutes  
August 6, 2014

ADJOURNMENT

As there was no further business to be conducted, Vice-Chair LeDuc adjourned the meeting at 7:20 p.m.

---

AGENCY CLERK

September 3, 2014



Sacramento Housing and Redevelopment Commission  
Sacramento, California

Honorable Members in Session:

**SUBJECT** Public Housing Agency 5-Year Action Plan and 2015 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of PHA 5-Year and 2015 Annual Plan to the Department of Housing and Urban Development (HUD); Certificates of Compliance

**RECOMMENDATION**

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to: 1) certify that the required public hearing has been held and comments received, 2) approve the *2015 Five-Year Plan and Public Housing Agency (PHA) Annual Plan*, 3) authorize submittal of the *2015 Five-Year and PHA Annual Plan* to the U.S. Department of Housing and Urban Development (HUD), 4) certify that the plan is consistent with the *Consolidated Plan* per Code of Federal Regulations (CFR) 903.15, and 5) execute all necessary documents for the submission and certification of compliance of the *2015 PHA Annual Plan* as required by HUD and to comply with the "Quality Housing and Work Responsibility Act of 1998."

**CONTACT PERSONS**

Monique L. Pierre, Management Analyst, Public Housing, 916-449-6212;  
MaryLiz Paulson, Assistant Director, Public Housing, 916-449-6329  
Sarah Thomas, Assistant Director, Housing Choice Voucher, 449-6346

**SUMMARY**

This report recommends the approval and implementation of the *2015 Five-Year and PHA Annual Plan (Plan)* and its attachments for the Housing Authorities of the City and County of Sacramento (collectively "Housing Authority") that are consistent with the *Five-Year Consolidated Plan (2010-2015)*. This Plan also includes the *Capital Fund Program Five-Year Action Plan (2015-2019)* which charts a strategic course over the next five years for investment in physical improvements at PHA properties.

The Plan consists of:

- the *City of Sacramento 5-Year and 2015 Annual PHA Plan* and attachments (Attachment 1);

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission  
September 3, 2014  
Page 2

- the *County of Sacramento 5-Year and 2015 Annual PHA Plan* and attachments (Attachment 2);
- the *Public Housing Admissions and Continued Occupancy Policy (ACOP)* (Attachment 3); and
- the *Administrative Plan for the Housing Choice Voucher program (Administrative Plan)* (Attachment 4).
- the *Capital Fund Program (CFP) 5-Year Action Plan for the City of Sacramento* (Attachment 5)
- the *Capital Fund Program (CFP) 5-Year Action Plan for the County of Sacramento* (Attachment 6)

Together, these documents provide a comprehensive guide to the Housing Authority's policies, programs, operations, and strategies for meeting local housing needs and goals consistent with the Housing Authority's overall goal to improve operating efficiencies and service to residents.

### **BACKGROUND**

Applicable Federal Law and HUD regulations require each Housing Authority to develop and adopt a *Plan* and to update it on an annual basis. The *Plan* provides details about Housing Authority programs, services, and general operations. In addition, the *Plan* focuses on implementation strategies designed to address residents' needs, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs.

Staff spent time reviewing policies and procedures, in light of new funding (or lack thereof) and any new HUD policies and updates to their guiding documents. The Resident Advisory Board (RAB) held meetings at each site to obtain resident input about proposed changes they would like to have made at their sites. The RAB brought these requests to PHA management where each request is considered and then incorporated into the Capital Fund Plan. Additionally, staff met with the RAB and community stakeholders to present proposed changes to program policies and consider their feedback. Regular meetings were held with Legal Services of Northern California throughout the year at which time policies, generally or as relevant to specific families, were reviewed and future changes proposed. These documents were then posted on our website and notices announcing the beginning of the 45 day public comment period were published. Tonight is the Public Hearing to receive additional comments concerning these documents from the community.

The *Plan* contains summaries of the PHA's policies. Additionally, the entire policy documents are revised and submitted to HUD:

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission  
September 3, 2014  
Page 3

- The Conventional Public Housing Program's policies are contained in a policy document called the *Admissions and Continued Occupancy Policy (ACOP)*.
- The Housing Choice Voucher Program's policies are contained in the *Administrative Plan*.

Both of these documents are updated annually and are available to the public, ensuring that the programs are administered consistently, without bias and with transparency.

At this time, the PHA annually reviews its properties and creates a multi-year plan to maintain and preserve its physical assets and projects the capital improvements necessary to keep the housing sustainable over time.

In 2010, 2015 and 2020, the PHA must provide HUD with a Five Year Plan, which is updated annually in the interim.

### **FINANCIAL CONSIDERATIONS**

The *Capital Fund Program (CFP) 5-Year Action Plan* identifies the anticipated annual allocations from HUD and the proposed uses for those funds. The recommended action before the Commission requires no additional funding consideration.

### **POLICY CONSIDERATIONS**

This Public Housing Authority complies with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

### **ENVIRONMENTAL REVIEW**

Activities authorized by the *Plan* and CFP have been analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The *Plan* and CFP also include projects such as modernization, rehabilitation, disposition, and demolition which are listed for budgeting and planning purposes only. To the extent that funding becomes available, making these projects possible, individual environmental review under CEQA and/or NEPA will be performed prior to any actual funding commitment or choice limiting action.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission

September 3, 2014

Page 4

### M/WBE and SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

Respectfully submitted,



LASHELLE DOZIER  
Executive Director

### **Attachments:**

- 1 *City of Sacramento 5-Year and 2015 Annual PHA Plan and attachments*
- 2 *County of Sacramento 5-Year and 2015 Annual PHA Plan and attachments*
- 3 *Public Housing Admissions and Continued Occupancy Policy (ACOP) (on file)*
- 4 *Administrative Plan for the Housing Choice Voucher program (Administrative Plan) (on file)*
- 5 *Capital Fund Program (CFP) 5-Year Action Plan for the City of Sacramento*
- 6 *Capital Fund Program (CFP) 5-Year Action Plan for the County of Sacramento*
- 7 *Significant Changes Proposed to the draft Five Year and 2015 PHA Plan and 2015 Housing Choice Voucher Program Administrative Plan and Admissions and Continued Occupancy Policy*
- 8 *Environmental Determination*
- 9 *SHRC Resolution*



# PHA 5-Year and Annual Plan

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

OMB No. 2577-0226  
Expires 4/30/2011

1.0	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Sacramento</u> PHA Code: <u>CA007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1014</u> Number of HCV units: <u>11,504</u>				
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of the County of Sacramento's (PHA) mission is to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  See Attachment A (5.2)				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  See Attachment B (6.0.1)  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  See Attachment B (6.0.2)				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment B (9.0)</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>See Attachment B (9.1)</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attachment B (10.0.1)</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See Attachment B (10.0.2)</p>

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
------	--

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

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

- To submit the initial budget for a new grant or CFFP;
- To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- 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:

- At the end of the program year; until the program is completed or all funds are expended;
- 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
- 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 Sacramento

## 2015 Annual Plan and 5 Year Plan

**5.2 Goals and Objectives.**

The Housing Authority of the County of Sacramento will pursue all available Federal, State, local, and private financing in order to preserve and maintain our public housing properties, housing choice vouchers and expand affordable housing.

Our objectives are to improve the specific factors listed below:

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

## Expand supply of assisted housing

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private and/or other public funds to create additional housing opportunities
- Acquire or build units or developments

## Improve the quality of assisted housing

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

## Increase assisted housing choices

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Convert public housing to vouchers

**Goal: Improve community quality of life and economic vitality**

## Provide an improved living environment

- Implement public housing security improvements

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

## Promote self-sufficiency and asset development of assisted households

- Provide or attract supportive services to improve the employability of participants receiving assistance
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**Goal: Ensure Equal Opportunity in Housing for all Americans**

Ensure equal opportunity and affirmatively further fair housing

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requires

**Goal: Realign Public Housing**

Maximize funding in order to create sustainable affordable housing

- Evaluate the housing inventory to determine eligibility for Rental Assistance Demonstration (RAD)
- Consider Project Based Vouchers (PBVs)
- Analyze site development/re-development opportunities for Low Income Housing Tax Credits (LIHTC)

**Goal: Increase Housing Opportunities**

Target housing opportunities to high need or underserved populations

- Seek funding opportunities to build housing for Veterans
- Seek opportunities to develop elderly housing
- Identify opportunities within existing housing inventory to rehabilitate units to make them ADA accessible
- Actively seek funding opportunities to build housing specific for youth aging out of foster care

**Progress Report on Prior Goals and Objectives**

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 2014 PHA plan were successful and allowed the authority to meet our Mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Through the efforts of a dedicated staff organizational goals were met or exceeded. The PHA was able to help residents achieve greater economic self-sufficiency; improve homeownership opportunities, stabilize the housing stock and increasing access to services and independence for our elderly residents.

The first key success that quantifies our efforts is the approved application to HUD for the repositioning of 22 units of scattered site housing units to a Purchase Resale Entity. The PRE homes will be rehabilitated and sold to low-income

households at or below 80% area median income. This action was the realization of three of the previously stated goals; to provide homeownership opportunities, improve the quality of the housing stock available, and reposition the PHA to streamline our business model.

This past year the PHA hired Resident Services staff that provides resource referral and goal setting for residents seeking economic self-sufficiency. In the past year program participants experienced many successes such as obtaining a Bachelor's Degree, taking the State Exams for the DMV and the Sheriff's Department, and enrolling in college.

DRAFT



Housing Authority of the County of Sacramento

2015 Annual Plan and 5 Year Plan Update

**6.0 PHA PLAN UPDATE**

**1. Revised Plan Elements**

**a. Veterans Assistance Supportive Housing (VASH) Program Project-based Vouchers**

During the 2014 Fiscal Year the PHA applied for and was approved to convert 25 tenant-based VASH vouchers to 25 VASH Project-based Vouchers. *The Housing Authority of the County of Sacramento's Housing Choice Voucher Program will continue to evaluate the use of PBVs to meet the needs of veterans.*

**b. Twin Rivers Choice Neighborhood Planning Grant**

The River District/Railyards Transformation Plan was completed in January, 2014 and the planning grant is in process of being closed out. Efforts currently underway towards the implementation of the Plan include due diligence for property acquisition, environmental study and testing, design of the planned light rail station to be developed, and application planning for Phase I of the Plan. SHRA anticipates applying for a Choice Neighborhoods Implementation grant in FY2014 or FY2015 funding rounds, if available.

**c. Disposition of Public Housing**

i. The Housing Authority of the County of Sacramento received the approval to amend the Section 32 Homeownership Program on April 3, 2013. The Authority received approval to remove 26 units from the PHA single family inventory and convey them to a Purchase Resale Entity (PRE) for rehabilitation and resale to low-income households. In December 2013 the PHA submitted an amendment to reduce the number of units removed from the inventory from 26 to 22 single family vacant units. The amendment was approved July 17, 2014.

The properties approved for conveyance include:

<b>Development name:</b>		Rio Garden, Sun River, Gold Ridge
<b>Development (project) number:</b>		CA007000202, CA007000203, CA007000204
<b>Activity type:</b>		Disposition
<b>Application status:</b>		Approved
<b>Date application submitted:</b>		July 17, 2014
<b>Number of units affected:</b>		22
<b>Coverage of action:</b>		Part of the development
<b>Timeline for activity:</b>		Disposition in 2015
<b>Properties included:</b>		
3837 A ST	3917 HAYWOOD ST	3112 PORTSMOUTH DR
255 ARCANO WAY	6505 LA CIENEGA DR	9925 REDSTONE DR
6434 BOLIN WAY	6426 LARCHMONT DR	2336 ROSADO WAY
6428 CRAIGHURST DR	9960 LINCOLN VILLAGE DR	3125 SCOTLAND DR
3836, 3917 DRY CREEK	6461 LINN WAY	4255 SLOAN DR
2264 EL MANTO DR	6589 MELROSE DR	7672 THRIFTY WAY
3821 FLORAL DR	100 MONTICELLO AVE	7679 THRIFTY WAY

ii. Additional properties proposed for conveyance include:

<b>Development name:</b>	Sun River
<b>Development (project) number:</b>	CA007000204
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Planned Application
<b>Date application submitted:</b>	9/1/2014
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 days of receiving HUD approval
<b>Properties included in the disposition:</b>	3867 Bainbridge Dr., North Highlands, CA 95660

<b>Development name:</b>	Rio Garden, Sun River, Gold Ridge, Pointe Lagoon	
<b>Development (project) number:</b>	CA007000202, CA007000203, CA007000205	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Planned Application	
<b>Date application submitted:</b>	2014	
<b>Number of units affected:</b>	53	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of receiving HUD approval	
<b>Properties included:</b>		
5001 33 <sup>rd</sup> AVE	6641 DAWSON	5984 NORTH HAVEN
4410 40 <sup>th</sup> AVE	4116 DEXTER CIRCLE	3945 PALMETTO ST
3812, 3820, 3832 ALDER ST	3811, 3812 DRY CREEK RD	3937-3939 RENICK WAY
3909, 3913 ALDER ST	3813, 3814 DRY CREEK RD	4037-4039 RENICK WAY
3640 BELDEN ST	3815, 3817 DRY CREEK RD	3940 ROSE ST
6412 BOLIN WAY	3925 DRY CREEK RD	5721 SAN MARCO WY
6421 BOLIN WAY	2608-2610 EL PARQUE CR	6224 SAN MARTIN
3618 BRANCH ST	1245 GRAND	1041 SILVANO
3640 BRANCH ST	6529 JUNEAU WAY	5248-50 SOUTHWEST AV
3641 CENTINELLI A DR	6444 LA CIENEGA DR	6141, 6143 TERRELL DR
3833 CENTINELLI A DR	6108 LAURINE	6145 TERRELL DR
3533, 3537 CYPRESS ST	3840, 3842 MAY ST	6305 VISTA
3718, 3728 CYPRESS ST	3844, 3846 MAY ST	

d. Project-based Vouchers (PBV)

The PHA will continue to use PBV to strategically meet the needs of specific target populations, including homeless, rent burdened, and disabled families; and will issue Requests for Proposals accordingly.

2. Copies of the Annual PHA Plan are available for review at:
  - a. Main Administrative Office of PHA (801 12<sup>th</sup> Street, Sacramento, CA 95814)
  - b. Housing Choice Voucher (HCV) and Housing Application Office (630 I Street, Sacramento, CA 95814)
  - c. <http://www.shra.org>
  - d. Legal Services of Northern California (515 - 12th Street, Sacramento, CA 95814)
  - e. Resident Advisory Board (RAB) Office (1725 K Street, Sacramento CA 95814)

**PHA PLAN ELEMENTS**

**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

Conventional Public Housing Program (CNV) Eligibility

The family's initial eligibility for Conventional Public Housing will be determined based on the policies described in the Admissions and Continued Occupancy Policy (ACOP).

The Intake Department verifies eligibility for admission by checking for the existence of criminal or drug related activity or bad debt owed to any public housing authority.

Public Housing uses site-based waitlists. There is also a general waitlist for the County.

1) Twin Rivers Waitlist

Interested persons may apply for admission to public housing using the internet<sup>1</sup>. This has resulted in fewer turn downs of unit offers although often some people apply to be on several waiting lists at once. Applicants are offered two units before their name is withdrawn from that one wait list, although they can remain on other wait lists.

Housing Choice Voucher Program (HCV) Eligibility

The Housing Choice Voucher Program has a single community-wide waitlist for tenant-based vouchers that is closed. The site-based wait lists for project-based voucher developments are open:

- 1) Phoenix Park
- 2) Saybrook/Serna
- 3) Downtown Central Elderly

Both programs prohibit the admission of convicted sexual predators that are named on the registry.

CNV Selection and Admissions Policies

It is Public Housing program's policy that each applicant shall be assigned an appropriate place on the waiting list for the developments in which the applicant wishes to reside based on date and time of their application. Public housing applicants will be listed in sequence based upon the waiting list guidelines stated below. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence. The Public Housing program utilizes no preferences.

HCV Wait List Preferences

In contrast, the HCV community-wide waitlist utilizes preferences to order a wait list by computerized random selection, in accordance with the following values:

Resident of Sacramento County	4 points
Elderly/Disabled	2 points
Homeless/Rent Burdened	1 point

---

<sup>1</sup> For the public housing property that has a site-based waiting list, Twin Rivers, the applicant must first go to the on-site management office and obtain a code to access the online waitlist for that property. Reasonable accommodations are granted when medical necessity for exclusion is documented. In these cases, the number can be mailed to the applicant so they can apply online.

HCV Project-Based Voucher Site-Based Wait Lists are maintained on a sequential basis based on preferences and date/time of application. The preferences vary at each site varies, however, they are defined by the PHA is as follows:

1. *Residency* preference is given to applicants who live, work, or have been hired to work in Sacramento County, or any political subdivision thereof.
2. *Rent Burden* preference is given to applicants who pay more than 50% of their gross income for rent and utilities. The applicant family must provide copies of receipts, lease, their income and utility bills.
3. *Homeless* preference is to be given to applicants who meet HUD's definition of homeless per the Interim Final Rule for HEARTH Act 7/31/12 (pg 24):

The Housing Authority will allow up to one week for an applicant to provide a written statement that they are homeless, as a self-declaration.

4. *Disability* preference is given to applicants who have a disabled household member. A person with a disability is defined as "Any person who has a physical or mental impairment that limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment."

#### Management of the Waiting List

The PHA will administer its waiting lists as required by 24 CFR Part 5, Part 945 and 960 Subparts A, B, and 982.

All applicants must meet applicable income eligibility requirements as established by HUD for the particular program for which they are applying.

#### Site-Based Wait List Procedures

When the PHA establishes new site-based waiting lists, applicants already on the wait list for that program are invited to apply to the new list. When there are insufficient applicants on a site-based waiting list, the PHA will contact applicants on all other waiting lists who may qualify for the type of housing with insufficient applicants. "Insufficient applicants" on a list will be defined as not enough families to fill vacancies for at least three (3) months, based on anticipated turnover at the development.

The system of Public Housing and Housing Choice Voucher site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered. In order to monitor the site-based waiting lists the PHA will:

- Self-monitor its system of site-based waiting lists at least biannually to assure that racial steering does not occur. If the PHA's biannual analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action.
- Assess changes in racial, ethnic or disability-related resident composition at each PHA site that has occurred during the implementation of the site-based waiting lists. Each year the PHA will make this assessment based on PIH Information Center (PIC) data that has been confirmed to be complete and accurate by an independent public auditor.

## 2. Financial Resources

<b>Financial Resources:</b>		
<b>Planned Sources and Uses</b>		
<b>1. Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Public Housing Operating Fund	\$3,395,267.00	Operations
Public Housing Capital Fund	\$1,420,898.00	Various
<b>2. Other Federal Grants (list below)</b>		
Annual Contributions for Section 8 Tenant-Based Assistance	\$98,810,114.00	11,890 is the maximum number of low income families that can be served.
Family Self Sufficiency Grant (2012 and 2013)	\$53,989.39 (2012) \$69,000.00 (2013)	Public Housing Self Sufficiency
<b>3. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2011 County CFP	85,950.00	Public Housing Maintenance Operation
2012 County CFP	\$58,816.00	Public Housing Maintenance Operation
2013 County CFP	\$847,042.00	Public Housing Maintenance Operation
2014 County CFP	\$1,420,898.00	Public Housing Maintenance Operation
<b>4. Public Housing Dwelling Rental Income</b>	\$2,181,428.00	Public Housing Operating Expenses
<b>5. Other income (list below)</b>		
Miscellaneous Income	\$27,886.00	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$58,931.00	Public Housing Operating Expenses
<b>Total resources</b>	<b>\$109,543,981.39</b>	

## 3. Rent Determination

### Conventional Public Housing Flat Rents

The County Public Housing program has established a flat rental amount for each dwelling unit in public housing that:

- Is reviewed annually based on the market rental value of the unit, as determined by the PHA,
- Is not less than 80% FMR, and
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts

The PHA shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be a utility deduction. Flat rent shall be increased or decreased only at the annual recertification.

Switching Rent Determination Methods Because of Hardship Circumstances:

In the case of a family that has elected to pay the PHA's flat rent, the PHA shall within thirty (30) days provide for the family to pay rent in the amount determined under income-based rent, upon a determination that the family is unable to pay the flat rent because of financial hardship, including:

- Situations in which the income of the family has decreased because of changed circumstances including loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance;
- An increase in expenses, due to a change of circumstance in the family's expenses such as increased medical costs, childcare, transportation, education, or similar items; or
- Such other situations as may be determined by the PHA.

This rental policy developed by the PHA encourages and rewards employment and self-sufficiency.

#### CNV and HCV Income-Based Rents

The monthly Total Tenant Payment (TTP) amount for a family shall be an amount, based on the total family income, as verified by the PHA that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly-adjusted income;
- Ten percent (10%) of the family's gross monthly income; or
- The PHA's minimum rent of fifty dollars (\$50)

#### **4. Operation and Management**

PHA Management policies and procedures include:

- *Schedule of Fees and Charges*
- *Admissions and Continued Occupancy Policy (ACOP)*
- *HCV Administrative Plan*

#### CNV Pest Abatement

Annually, according to a pre-arranged schedule or as required, the pest control technician and a representative of PHA will enter each residence to complete fumigation for the control of vermin and/or roaches, etc. Common pests (i.e., spiders, ants), not related to a large scale infestation, should be handled as part of a resident's upkeep of the unit.

#### **5. Grievance Procedures**

Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals. For more information, see Chapter 13 of the *Admission and Continued Occupancy Policy* or Chapter 18 of the *Administrative Plan*.

#### **6. Designated Housing for Elderly and Disabled Families**

No additional designated Housing for Elderly and Disabled Families is contemplated for the Plan Year.

#### **7. Community Service and Self Sufficiency.**

The Housing Authority has always taken its Section 3 responsibilities seriously. In the coming 5 years the PHA will launch the **First Source** program which offers residents, including FSS/ROSS participants, the opportunity to enhance their economic and social self-sufficiency through training and employment. This system matches employers and job seekers.

In addition, community service requirements are enforced at the property-level by on-site management. Exemptions are allowed for residents enrolled in Welfare-to-Work activities and or educational activities.

Finally, the Housing Authority operates an FSS and ROSS program to help residents work toward self-sufficiency and/or independence. By making written plans with residents for education, training, and job opportunities, our staff has helped many families to build escrow accounts.

### **8. Safety and Crime Prevention**

The PHA's plan for safety and crime prevention helps ensure the safety of public housing residents. The crime prevention activities include:

- Crime prevention through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Installation of security cameras and controlled access devices.
- Targeting areas with reported problems.

### **9. Pets**

Any resident with a pet is subject to the **Lease and Pet Policy/Agreement**. Common household pets are allowed in Public Housing, whether it is classified as Elderly, Disabled, or Family. There are, however, restrictions placed on pet owners in order to protect the pet owner, other people, and the financial interest of the Housing Authority. Moreover, the pet owner or other authorized individual must be designated to be responsible for caring for the pet.

Residents must receive the Housing Authority's permission prior to bringing a pet onto the property and said permission must be renewed annually. Proof of license and inoculation must be submitted to receive approval. New pets are subject to a one-time \$250 pet deposit that is in addition to any previously paid tenant security deposit.

Residents with disabilities who have a documented need for an assistance or companion animal are not subject to a pet deposit.

### **10. Civil Rights Certification**

See Certification on HUD- 50077, PHA Certification of Compliance with the PHA Plans and Related Regulations.

### **11. Fiscal Audit, 24 CFR Part 903.79 (p)**

The most recent fiscal year audit is located at:

**12. Asset Management**

The agency will continue to support the site based asset management model. With respect to the public housing inventory; the agency will continue to pursue long term planning to address maintenance, rehabilitation, redevelopment and capital management. The asset management activities the PHA will undertake include site-based accounting, inventory control and comprehensive stock assessment.

**13. Violence Against Women Act (VAWA)**

The PHA works in partnership with WEAVE and the *Domestic Violence Intervention Center (DVIC)* to providing services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The goals of the partnerships are to help victims of domestic violence and their children become survivors, educate the community about domestic violence, and help stop the cycle of domestic violence.

The PHA also has a Violence Against Women Act (VAWA) Policy to help protect victims of domestic violence, dating violence, and stalking and to prevent homelessness. The policy assists the PHA in proving rights under VAWA to its applicants, public housing residents, Housing Choice Voucher participants and other program participants. SHRA will provide all applicants and participants information about their rights under VAWA at the initial program briefing.

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

1. Disposition of Public Housing to Purchase Resale Entity (PRE)

a. The properties approved for conveyance include:

<b>Development name:</b>	Rio Garden, Sun River, Gold Ridge, Pointe Lagoon	
<b>Development (project) number:</b>	CA007000202, CA007000203, CA007000204, CA007000205	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Approved	
<b>Date application submitted:</b>	July 17, 2014	
<b>Number of units affected:</b>	22	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of Approval from HUD	
<b>Properties included:</b>		
3837 A ST	3917 HAYWOOD ST	3112 PORTSMOUTH DR
255 ARCANO WAY	6505 LA CIENEGA DR	9925 REDSTONE DR
6434 BOLIN WAY	6426 LARCHMONT DR	2336 ROSADO WAY
6428 CRAIGHURST DR	9960 LINCOLN VILLAGE DR	3125 SCOTLAND DR
3836, 3917 DRY CREEK RD	6461 LINN WAY	4255 SLOAN DR
2264EL MANTO DR	6589 MELROSE DR	7672 THRIFTY WAY
3821 FLORAL DR	100 MONTICELLO AVE	7679 THRIFTY WAY

2. Additional properties proposed for conveyance through the HUD Special Applications Center include:

<b>Development name:</b>	Sun River
--------------------------	-----------



<b>Development (project) number:</b>	CA007000203
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Request submitted to HUD
<b>Date application submitted:</b>	Planned Application
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 Days of receiving approval from HUD
<b>Properties included in the disposition:</b>	3867 Bainbridge Dr., North Highlands, CA 95660

3. Properties identified for future disposition include:

<b>Development name:</b>	Rio Garden, Sun River, Gold Ridge, Pointe Lagoon	
<b>Development(project) number:</b>	CA007000202, CA007000203, CA007000205	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Planned Application	
<b>Date application submitted:</b>	2015	
<b>Number of units affected:</b>	53	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of receiving approval from SAC	
<b>Properties included:</b>		
5001 33 <sup>rd</sup> AVE	6641 DAWSON	5984 NORTH HAVEN
4410 40 <sup>th</sup> AVE	4116 DEXTER CIRCLE	3945 PALMETTO ST
3812, 3820, 3832 ALDER ST	3811, 3812 DRY CREEK RD	3937-3939 RENICK WAY
3909, 3913 ALDER ST	3813, 3814 DRY CREEK RD	4037-4039 RENICK WAY
3640 BELDEN ST	3815, 3817 DRY CREEK RD	3940 ROSE ST
6412 BOLIN WAY	3925 DRY CREEK RD	5721 SAN MARCO WY
6421 BOLIN WAY	2608-2610 EL PARQUE CR	6224 SAN MARTIN
3618 BRANCH ST	1245 GRAND	1041 SILVANO
3640 BRANCH ST	6529 JUNEAU WAY	5248-50 SOUTHWEST AV
3641 CENTINELLA DR	6444 LA CIENEGA DR	6141, 6143 TERRELL DR
3833 CENTINELLA DR	6108 LAURINE	6145 TERRE;; DR
3533, 3537 CYPRESS ST	3840, 3842 MAY ST	6305 VISTA
3718, 3728 CYPRESS ST	3844, 3846 MAY ST	

4. Choice Neighborhoods Planning Grant – Twin Rivers

The River District/Railyards Transformation Plan was completed in January, 2014 and the planning grant is in process of being closed out. Efforts currently underway towards the implementation of the Plan include due diligence for property acquisition, environmental study and testing, design of the planned light rail station to be developed, and application planning for Phase I of the Plan. SHRA anticipates applying for a Choice Neighborhoods Implementation grant in FY2014 or FY2015 funding rounds, if available.

**Homeownership Program**

The Housing Authority of the County of Sacramento amended its Section 32 Homeownership Program in 2013. Sacramento Housing and Redevelopment Agency (SHRA) will purchase the remaining 54 units in the County as a Purchase and Resale Entity (PRE). SHRA as PRE will renovate and sell the units to low income families within five (5) years of the conveyance. The PHA anticipates selling the first group of renovated houses to low-income families in 2015.

## 8.0 CAPITAL IMPROVEMENTS

### 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

See Attachment D

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

See Attachment E

### 8.3 Capital Fund Financing Program (CFFP)

The PHA does not propose to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

## 9.0 Housing Needs

Housing needs within the jurisdiction are identified by housing cost burden, household size and availability of suitable housing. Based on this data the PHA determines the priority of development efforts, housing investment and overall housing needs. According to the HUD 2014 Income Limits, very low income households earn an income less than 50% of the area median income which is \$68,000.00 for a family of 4. The American Communities Survey, 2011 estimates indicate that approximately 156,520 families residing in the Sacramento Metropolitan Statistical Area earn less than the area median income. These families are residing in housing that is lacking complete plumbing facilities and kitchen facilities. The identified households also had more than 1.01 persons per room, and selected monthly rental costs greater than 30 percent of household income. This data also demonstrates the greatest housing needs currently unmet are amongst 1-person households earning less than \$14,999.00 annually. The second highest population with one or more critical housing needs is 2-person households. The population that demonstrates the third highest need is 5+ person households.

Demonstrated Needs Table

Income Intervals With Conditions	TOTAL	1-person	2-persons	3-persons	4-persons	5+ persons
<b>TOTAL</b>	167,855	<b>56,375</b>	<b>39,590</b>	24,815	20,300	<b>26,775</b>
Less than \$9,999	25,210	12,375	5,755	3,110	1,980	1,990
\$10,000 - \$14,999	23,205	13,410	4,040	2,305	1,780	1,670
\$15,000 - \$19,999	19,715	7,020	5,410	3,030	2,140	2,120
\$20,000 - \$24,999	19,660	6,760	5,550	2,435	2,285	2,630
\$25,000 - \$29,999	17,650	5,395	4,705	2,710	2,155	2,685
\$30,000 - \$34,999	15,405	3,645	3,970	3,400	1,795	2,595
\$35,000 - \$39,999	11,215	2,660	2,785	1,955	1,835	1,980
\$40,000 - \$44,999	8,685	2,150	2,090	1,580	1,065	1,795
\$45,000 - \$49,999	5,920	780	1,300	1,240	845	1,755
\$50,000 - \$59,999	9,855	1,255	2,005	1,805	2,100	2,690
\$60,000 - \$74,999	6,365	485	1,180	945	1,450	2,305
\$75,000 - \$99,999	3,270	335	655	230	545	1,505

\$100,000 - \$124,999	975	35	95	20	285	535
\$125,000 - \$149,999	430	35	40	30	15	310
\$150,000 - \$199,999	210	30	0	4	10	160
\$200,000 or more	95	15	4	10	15	50

\*Sacramento--Arden--Arcade--Roseville, CA Metro Area Renters, Householder Age: ALL AGES

\*\*Footnote: "With Conditions" is defined as a household having at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.01 persons per room, and selected monthly owner costs greater than 30 percent of household income (2011), or gross rent as a percentage of household income (2011) of greater than 30 percent. Source: American Communities Survey (ACS) 2011 5-Year; Special Tabulations Data Retrieval System, HUD Economic and Market Analysis Division, huduser.org.

Families who pay 30% or more of their income for housing are considered to be cost burdened. The housing needs of families living in the County of Sacramento are gauged by the number of families experiencing a cost burden. According to HUD CHAS 2007-2011 data sets for the County of Sacramento, approximately \$223,000 families are paying over 30% of their income for housing. The needs of these families serve as a key factor as we consider the type and quantity of housing in our inventory and our strategy to meet the need.

Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden <=30%	184,310	98,985	283,295
Cost Burden >30% to <=50%	68,320	54,260	122,580
Cost Burden >50%	45,510	55,050	100,560
Cost Burden not available	1,460	3,095	4,555
<b>Total</b>	<b>299,605</b>	<b>211,375</b>	<b>510,975</b>

### 9.1 Housing Needs Strategy

The available affordable housing stock is not able to fully support the population in need of adequate housing. The PHA works in cooperation with the Continuum of Care CoC, municipalities within the jurisdiction and community stakeholders to assess the housing needs and plan for development opportunities that will make adequate housing available.

The PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming 5 years includes the follow:

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Apply for Project-Based Vouchers
- Maintain full utilization of available vouchers
- Apply for Tenant-Based Vouchers
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

#### **Strategy 2: Increase the number of affordable housing units by:**

- Leverage affordable housing resources in the community through the creation of mixed finance housing.

- Pursue housing resources other than public housing or HCV Section 8 tenant-based assistance.

**Strategy 3: Target available assistance to the elderly**

- Apply for special-purpose vouchers targeted to the elderly, should they become available.

**Strategy 4: Target available assistance to Families with Disabilities:**

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- Affirmatively market to local non-profit agencies that assist Families with Disabilities.
- Apply for special-purpose vouchers targeted to Families with Disabilities, should they become available.

**Strategy 5: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Utilize data as indicated by families on the Public Housing Waiting List to assess the needs and plan accordingly.

Housing Needs of Families on the Waiting List			
As of 6/11/2014			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction			
	# of families	% of total families	Annual Turnover
Waiting list total	22,291		2,267
Extremely low income <=30% AMI	19,702	88.39	
Very low income (>30% but <=50% AMI)	2,075	9.31	
Low income (>50% but <80% AMI)	459	2.06	
Families with children	10,694	47.97	
Elderly families ( <i>Head of Household age 62 and older</i> )	756	3.39	
Families with Disabilities ( <i>Includes all families where one or more members are disabled.</i> )	7,355	33.00	
Race / American Indian or Alaska Native	1,642	7.37	
Race/Asian	1,404	6.30	
Race/Black or African American	12,924	57.98	
Pacific Islander	708	3.18	
Race/Native Hawaiian /other	Not tracked.	N/A	
Race / White	6,309	28.30	
Race / Unknown / no response	1,883	8.45	
Ethnic / Hispanic	3,741	16.78	
Ethnic/ Non- Hispanic	13,814	61.97	
Characteristics by Bedroom Size (Public Housing Only)			

<b>Housing Needs of Families on the Waiting List</b>			
As of 6/11/2014			
1BR	10,670	47.87	
2 BR	8,417	37.76	
3 BR	2,492	11.18	
4 BR	607	2.72	
5 BR	81	.36	
5+ BR	24	.11	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## 10.0 ADDITIONAL INFORMATION

The PHA is in support and interested in Transforming Rental Assistance (TRA) and the Rental Assistance Demonstration (RAD). This PHA will seek funding under this proposed plan if financial feasibility is demonstrated through the HUD-provided proformas.

### 1. Progress in Meeting Mission and Goals

The PHA continues to seek to increase the availability of safe, decent, affordable and suitable housing free from discrimination.

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

Progress: The PHA always looks for additional vouchers, such as Rental Assistance to Non Elderly Disabled Families, Veterans Affairs Supportive Housing (VASH), and Family Unification vouchers. The PHA continues to apply for other funding to leverage the rehabilitation of our public housing; and has realized an increase in the number of VASH vouchers for the past three years.

*Goal: Improve the quality of assisted housing*

Progress:

- The PHA has achieved the designation of a High Performer.
- The PHA continues to use Capital Funds to rehabilitate and modernize its public housing developments.
- The PHA is prioritizing planning and training in the operations, maintenance and administration of assisted housing.

*Goal: Increase assisted housing choices*

Progress:

- The PHA continues to conduct outreach and build relationships with developers, owners and landlords to partner to increase the options for low-income residents.
- The PHA continues to research the feasibility of changes to vouchers, homeownership, and conversion to vouchers in an effort to maximize its public housing and increase quality of housing for low-income residents.
- The PHA continues to offer housing choices including SHARP properties, Conventional Public Housing, Project-based Vouchers, and Low-Income Housing Tax Credit Properties (LIHTC).

*Goal: Improve community quality of life and economic vitality*

Progress:

- The PHA provides outreach through its ROSS and FSS programs to increase financial security and economic independence for all residents.
- The PHA currently provides job training and other supportive services to assist in improving the income of residents.
- The PHA has approximately 30 Resident Trainees participating in the Resident Training Program.
- The PHA has a database that allows us to monitor the income levels for each public housing development.
- The PHA supports community involvement through its Resident Advisory Board.

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

Progress:

- The PHA has hired Public Housing, and a Housing Choice Voucher Family Self Sufficiency Coordinators to provide residents with a variety of programs and support services to promote self-sufficiency.
- The PHA has fine-tuned its FSS and ROSS services to a resident-centric approach identifying the critical needs and coordinating them across the social supportive services spectrum of care.
- The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions

*Goal: Ensure Equal Opportunity in Housing for all Americans*

Progress:

- The PHA continues to undertake 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 continues to promote Fair Housing training to ensure that fair housing efforts continue to be implemented.

## **2. Significant Amendment and Substantial Deviation/Modification**

The PHA hereby defines “substantial deviation” and “significant amendment/modification” as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

If a significant amendment and/or substantial deviation/modification occurs the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.

## **3. PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance**

N/A

<b>1.0</b>	<b>PHA Information</b> 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 Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1706</u> Number of HCV units: _____																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>The Housing Authority of the City of Sacramento's (PHA) mission is to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.</b>																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <b>See Attachment A (5.2)</b>																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  <b>See Attachment B (6.0.1)</b>  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  <b>See Attachment B (6.0.2)</b>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment B (9.0.1)</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>See Attachment B (9.1.2)</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attachment B (10.0.1)</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See Attachment B (10.0.2)</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>



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

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

## Instructions form HUD-50075

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

### **1.0 PHA Information**

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

### **2.0 Inventory**

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

### **3.0 Submission Type**

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

### **4.0 PHA Consortia**

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

### **5.0 Five-Year Plan**

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

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

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

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

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

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

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

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

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

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

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

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

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

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

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

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

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

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

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/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](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 City of Sacramento  
2015 Annual Plan and 5 Year Plan Update

## **5.2 GOALS AND OBJECTIVES**

The Housing Authority of the City of Sacramento will pursue all available Federal, State, local, and private financing in order preserve and maintain our public housing properties.

Our objectives are to improve the specific factors listed below:

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

Expand supply of assisted housing

- Reduce public housing vacancies
- Leverage private and/or other public funds to create additional housing opportunities
- Acquire or build units or developments

Improve the quality of assisted housing

- Improve public housing management
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

Increase assisted housing choices

- Implement public housing or other homeownership programs
- Convert public housing to vouchers

### **Goal: Improve community quality of life and economic vitality**

Provide an improved living environment

- Implement public housing security improvements
- Add services available at sites where possible

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

Promote self-sufficiency and asset development of assisted households

- Provide or attract supportive services to improve the employability of participants receiving assistance
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

### **Goal: Ensure Equal Opportunity in Housing for all Americans**

Ensure equal opportunity and affirmatively further fair housing

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requirements

### **Progress Report on Prior Goals and Objectives**

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 2014 PHA plan were successful and allowed the authority to meet our Mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Through the efforts of a dedicated staff organizational goals were met or exceeded. The PHA was able to help residents achieve greater economic self-sufficiency; improve homeownership opportunities, stabilize the housing stock and increasing access to services and independence for our elderly residents.

The first key success that quantifies our efforts is the approved application to HUD for the repositioning of 54 units of scattered site housing units to a Purchase Resale Entity. The PRE homes will be rehabilitated and sold to low-income households at or below 80% area median income. This action was the realization of three of the previously stated goals; to provide homeownership opportunities, improve the quality of the housing stock available, and reposition the PHA to streamline our business model.

This past year the PHA hired Resident Services staff that provides resource referral and goal setting for residents seeking economic self-sufficiency. In the past year program participants experienced many successes including enrolling in college. One participant graduated from the program and purchased a home utilizing her escrow and while yet another program graduate plans to go to school to study real-estate.

## Housing Authority of the City of Sacramento

## 2015 Annual Plan and 5 Year Plan Update

**6.0 PHA PLAN UPDATE****1. Revised Plan Elements****a. Disposition of Public Housing**

The Housing Authority of the City of Sacramento (HACS) received the approval to amend the Section 32 Homeownership Program on April 3, 2013. The authority received approval to remove 50 single family homes from the inventory and convey them to a Purchase Resale Entity (PRE) for rehabilitation and resale to low-income households. In December 2013 HACS submitted an amendment to increase the number of units removed from the inventory to 54 single family vacant units. On July 17, 2014 the Special Applications center approved the amendment to the PRE.

**i. The properties included in the approved conveyance to PRE include:**

<b>Development name:</b>	Meadow Commons, Oak Park, The Mill	
<b>Development (project) number:</b>	CA005000104, CA005000105, CA005000107	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Approved	
<b>Date application submitted:</b>	7/17/2014	
<b>Number of units affected:</b>	54	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Disposition in 2015	
<b>Properties included in the disposition:</b>		
7359 15 <sup>TH</sup> ST	142 ARCADE BLVD	65 OLMSTEAD DR
7650 17 <sup>TH</sup> AVE	212 ARCADE BLVD	1920 QUINCY AVE
7701-7705 18th ST	2252 ARLISS ST	71, 136 REDONDO AVE
7441 19 <sup>TH</sup> ST	2270 BABELLE WY	7509 SCHREINER ST
7807 19th ST	2274 BABELLE WY	1021 SOUTH AVE
7791 19 <sup>TH</sup> ST	2161 BERG AVE	1543 STERLING ST
7676 22 <sup>ND</sup> ST	2515 CADJEW AVE	1429 STODDARD ST
3917 36 <sup>TH</sup> ST	8000 CAPISTRONA WAY	7684 SWEETBRIER WAY
8004 38 <sup>TH</sup> AVE	8020 CAPISTRONA WAY	7470 SYLVIA WAY
7709, 7714, 7726 40 <sup>TH</sup> AV	3628 CLAY ST	7542 TWILIGHT DR
7730, 7732 40 <sup>TH</sup> AVE	1611 FLORIN RD	7616 VALLECITOS WAY
2145 63 <sup>RD</sup> AVE	2891 GROVE AVE	7717 VALLECITOS WAY
1436 68 <sup>TH</sup> AVE	2327 JOHN STILL DR	1444 WACKER WAY
1801-1803 71 <sup>ST</sup> AVE	7708, 7712, LYTTLE ST	1044 WESTWARD WY
7834 AMHERST ST	7750, 7759 LYTTLE ST	
7885 ANN ARBOR WY	7563 MEADOWAIR WY	

ii. Additional properties proposed for conveyance include:

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

<b>Development name:</b>	City of Sacramento
<b>Development (project) number:</b>	N/A (not in PIC)
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Submitted
<b>Date application submitted:</b>	October 22, 2013
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Total development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD
<b>Property included:</b>	3671 5 <sup>th</sup> Avenue

<b>Development name:</b>	Meadow Commons, Oak Park, The Mill
<b>Development (project) number:</b>	CA005000104, CA005000105, CA005000107
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Planned Application
<b>Date application submitted:</b>	2015
<b>Number of units affected:</b>	120
<b>Coverage of action:</b>	Part of the development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD

<b>Properties included in the disposition:</b>		
4114 3 <sup>rd</sup> Ave	3634 CLARKSON	734 RIO TIERRA AVE
3661 4 <sup>th</sup> AVE	3628 CLAY ST	3254 SANTA CRUZ WAY
4439 6 <sup>th</sup> AVE	3840 CLAY	7826 SHRADER CIR
5064 10 <sup>th</sup> AVE	7434 COSGROVE WY	7832 SHRADER CIR
2221-2223 16 <sup>th</sup> AVE	7458 COSGROVE WY	7838 SHRADER CIR
7557 18 <sup>th</sup> ST	7462 COSGROVE WY	7844 SHRADER CIR
3421-23 19 <sup>th</sup> AVE	7466 COSGROVE WY	1340 STEPHANIE
3804 21 <sup>st</sup> AVE	2239 CRAIG	4048-4060 SUMAC LANE
3421 21 <sup>st</sup> AVE	7722 DETROIT BLVD	2850-2860 UTAH AVE
7506 21 <sup>st</sup> AVE	7786 DETROIT BLVD	2851-2860 UTAH AVE
3605 22 <sup>nd</sup> AVE	7857 DETROIT BLVD	7604 VALLECITOS WAY
7670 22 <sup>nd</sup> AVE	5550 EMERSON RD	7736 VALLECITOS WAY
7695 22 <sup>nd</sup> AVE	100 FAIRBANKS AVE	3183, 3203 WESTERN AVE
4231, 4237 23 <sup>rd</sup> ST	2148 FLORIN RD	3249, 3255 WESTERN AVE
2931 24 <sup>th</sup> AVE	44 FORD RD	3319 WESTERN AVE
3405 24 <sup>th</sup> AVE	48 FORD RD	6021 WILKERSON
1575 34 <sup>th</sup> AVE	7221 FRUITRIDGE RD	6071 WILKERSON
4308 36 <sup>th</sup> ST	3449 GATES	375 LINDLEY DR
3922 39 <sup>th</sup> ST	1531 GLIDDEN	7656 MANORCREST
2943 42 <sup>nd</sup> ST	6508 GOLF VIEW DR	7651 MANORSIDE
7748 40 <sup>th</sup> AVE	637 GRAND AVE	1713 NEIHARD AVE
4100 47 <sup>th</sup> ST	1142-1144 GRAND AVE	1013 NORTH
2070 48 <sup>th</sup> AVE	309-311 GRAVES AVE	180 OLMSTEAD DR
2184 50 <sup>th</sup> AVE	237 HAGGIN AVE	233 OLMSTEAD DR
7612 51 <sup>st</sup> AVE	3836 HAYWOOD ST	2854-2864 PROVO WY

5409 56 <sup>TH</sup> ST	6129 HERMOSA ST	2855-2865 PROVO WY
2131 62 <sup>ND</sup> AVE	1600-1608 JANRICK AVE	7591 RED WILLOW
1467 66 <sup>TH</sup> AVE	530-A LAMPASAS AVE	200 REDONDO AVE
1780-1786 71 <sup>ST</sup> AVE	530-B LAMPASAS AVE	3600, 3672 REEL CIRCLE
1781-1785 71 <sup>ST</sup> 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	150 BARTON
3937 BELDEN ST	6142 BELLEAU WOOD LN	

**b. Choice Neighborhood Planning Grant**

The Upper Land Park-Broadway planning process is underway, with baseline and existing conditions information having been established. Currently, the planning team is conducting needs assessments of the public housing residents, and surveys of residents of the surrounding neighborhoods, as well as continuing to engage and build the capacity of the resident and community groups. Once completed, the goals and visions of the Transformation Plan will be developed, followed by a draft outline, with a completed Transformation Plan anticipated in the fall of 2015, followed by plan implementation.

**2. Copies of the Annual PHA Plan are available for review at:**

- a. Main Administrative Office of PHA (801 12<sup>th</sup> Street, Sacramento, CA 95814)
- b. Housing Choice Voucher (HCV) and Housing Application Office (630 I Street, Sacramento, CA 95814)
- c. <http://www.shra.org>
- d. Legal Services of Northern California (515 - 12th Street, Sacramento, CA 95814)
- e. Resident Advisory Board (RAB) Office (1725 K Street, Sacramento CA 95814)



## ***PHA PLAN ELEMENTS***

### **1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

#### Conventional Public Housing Eligibility

The family's initial eligibility for Conventional Public Housing will be determined based on the policies described in the Admissions and Continued Occupancy Policy (ACOP).

The Intake Department verifies eligibility for admission by checking for the existence of criminal or drug related activity or bad debt owed to any public housing authority.

The PHA uses 3 site based wait lists. There is also a general waiting list for the City.

- 1) Alder Grove
- 2) Marina Vista
- 3) City Elderly only

These public housing waiting lists are for the developments in which the applicant wishes to reside. Interested persons may apply for admission to public housing using the internet<sup>1</sup>. This has resulted in fewer turn downs of unit offers although often some people apply to be on several waiting lists at once. Applicants are offered two units before their name is withdrawn from that one wait list, although they remain on other wait lists for public housing.

#### CNV Selection

It is the PHA's policy that each applicant shall be assigned an appropriate place on the waiting list for the developments in which the applicant wishes to reside based on date and time of their application. Applicants will be listed in sequence based upon the waiting list guidelines stated below. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence.

#### Management of the CNV Waiting List

The PHA will administer its waiting list as required by 24 CFR Part 5, Part 945 and 960 Subparts A and B and 982.

All applicants must meet applicable income eligibility requirements as established by HUD.

---

<sup>1</sup> For the first two properties have site-based waiting lists, Alder Grove and Marina Vista, the applicant must first go to the on-site management office and obtain a code to access the online waitlist for that property. Reasonable accommodations are granted when medical necessity for exclusion is documented. In these cases, the number can be mailed to the applicant so they can apply online.

**Site-Based Wait List Procedures**

When the PHA establishes new site-based waiting lists, applicants already on the wait list for that program are invited to apply to the new list. When there are insufficient applicants on a site-based waiting list, the PHA will contact applicants on all other waiting lists who may qualify for the type of housing with insufficient applicants. "Insufficient applicants" on a list will be defined as not enough families to fill vacancies for at least three (3) months, based on anticipated turnover at the development.

The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered. In order to monitor the site-based waiting lists the PHA will:

- Self-monitor its system of site-based waiting lists at least biannually to assure that racial steering does not occur. If the PHA’s biannual analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action.
- Assess changes in racial, ethnic or disability-related resident composition at each PHA site that has occurred during the implementation of the site-based waiting lists. Each year the PHA will make this assessment based on PIH Information Center (PIC) data.

PHA programs prohibit the admission of conviction of convicted sexual predators that are named on the registry.

**2. Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>1. Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Public Housing Operating Fund	\$6,722,513.54	Operations
Public Housing Capital Fund	\$2,534,660.00	Various
<b>2. Other Federal Grants (list below)</b>		
Family Self Sufficiency Grant (2012 and 2013)	\$50,187.14 \$69,000.00 \$55,755.52	Public Housing Self Sufficiency
<b>3. Prior Year Federal Grants (unobligated funds only)</b>		
2011 City CFP	\$183,523.34	Public Housing Maintenance Operation
2012 City CFP	\$3,096.74	Public Housing Maintenance Operation
2013 City CFP	\$1,727,006.44	Public Housing Maintenance Operation
2014 City CFP	\$1,420,898.00	Public Housing Maintenance Operation
<b>4. Public Housing Dwelling Rental Income</b>	\$3,739,472.00	Public Housing Operating Expenses

<b>5. Other income</b>		
Miscellaneous Income	\$71,257.00	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$260,557.00	Public Housing Operating Expenses
<b>Total resources</b>	<b>\$16,837,926.72</b>	

### 3. Rent Determination

#### Conventional Public Housing Flat Rents

The City Public Housing program has established, a flat rental amount for each dwelling unit in public housing that:

- Is reviewed annually based on the market rental value of the unit, as determined by the PHA,
- Is not less than 80% of the FMR, and
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts

The PHA shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be a utility deduction. Flat rent shall be increased or decreased only at the annual recertification.

#### Switching Rent Determination Methods Because of Hardship Circumstances:

In the case of a family that has elected to pay the PHA's flat rent, the PHA shall within thirty (30) days provide for the family to pay rent in the amount determined under income-based rent, upon a determination that the family is unable to pay the flat rent because of financial hardship, including:

- Situations in which the income of the family has decreased because of changed circumstances including loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance;
- An increase in expenses, due to a change of circumstance in the family's expenses such as increased medical costs, childcare, transportation, education, or similar items; or
- Such other situations as may be determined by the PHA.

This rental policy developed by the PHA encourages and rewards employment and self-sufficiency.

#### CNV Income-Based Rents

The monthly Total Tenant Payment (TTP) amount for a family shall be an amount, based on the total family income, as verified by the PHA that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly-adjusted income;
- Ten percent (10%) of the family's gross monthly income; or
- The PHA's minimum rent of fifty dollars (\$50).

#### 4. Operation and Management

PHA Management policies and procedures include:

- *Schedule of Fees and Charges*
- *Management Procedures Manual*

##### CNV Pest Abatement

Annually, according to a pre-arranged schedule or as required, the pest control technician and a representative of PHA will enter each residence to complete fumigation for the control of vermin and/or roaches, etc. Common pests (i.e., spiders, ants), not related to a large scale infestation, should be handled as part of a resident's upkeep of the unit.

#### 5. Grievance Procedures

Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals. For more information, see Chapter 13 of the *Admission and Continued Occupancy Policy* that contains resident and applicant appeal rights, how those rights are to be accessed, and the process used to conduct fair and impartial appeals.

#### 6. Designated Housing for Elderly and Disabled Families

No additional designated Housing for Elderly and Disabled Families is contemplated for the Plan Year.

#### 7. Community Service and Self Sufficiency.

The Housing Authority has always taken its Section 3 responsibilities seriously. In the coming 5 years the PHA will launch the **First Source** program which offers residents, including FSS/ROSS participants the opportunity to enhance their economic and self-sufficiency through training and employment. This system matches employers and job seekers.

In addition, the PHA contracts with supportive service providers to provide direct services to members of our elderly communities to help them achieve economic self-sufficiency.

In addition, community service requirements are enforced at the property-level by on-site management. Exemptions are allowed for residents enrolled in Welfare-to-Work activities and/or educational activities.

Finally, the Housing Authority operates FSS and ROSS programs to help residents work toward self-sufficiency and/or independence. By making written plans with residents for education, training, and job opportunities, our staff has helped many families to build escrow accounts which they can use purchase a house.

## **8. Safety and Crime Prevention**

The PHA's plan for safety and crime prevention helps ensure the safety of the public housing residents. The crime prevention activities include:

- Crime prevention through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Installation of security cameras and campus controlled access devices.
- Targeting areas with reported problems.

## **9. Pets**

Any resident with a pet is subject to the *Lease and Pet Policy/Agreement*. Common household pets are allowed in Public Housing, whether it is classified as Elderly, Disabled, or Family. There are, however, restrictions placed on pet owners in order to protect the pet owner, other people, and the financial interest of the Housing Authority. Moreover, the pet owner or other authorized individual must be designated to be responsible for caring for the pet.

Residents must receive the Housing Authority's permission prior to bringing a pet onto the property and said permission must be renewed annually. Proof of license and inoculation must be submitted to receive approval. New pets are subject to a one-time \$250 pet deposit that is in addition to any previously paid tenant security deposit.

Residents with disabilities who have a documented need for an assistance or companion animal are not subject to a pet deposit.

## **10. Civil Rights Certification**

See Certification on HUD- 50077, PHA Certification of Compliance with the PHA Plans and Related Regulations.

## **11. Fiscal Audit, 24 CFR Part 903.79 (p)**

The most recent fiscal year audit is located at:  
<http://www.shra.org/AboutSHRA/Financials/FinancialReports.aspx>

## **12. Asset Management**

The agency will continue to support the site based asset management model. With respect to the public housing inventory; the agency will continue to pursue long term planning to address maintenance, rehabilitation, redevelopment and capital management. The asset management activities the PHA will undertake include site-based accounting, inventory control and comprehensive stock assessment.

### **13. Violence Against Women Act (VAWA)**

The PHA works in partnership with WEAVE and the *Domestic Violence Intervention Center (DVIC)* to provide services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The goals of the partnerships are to help victims of domestic violence and their children become survivors, educate the community about domestic violence, and help stop the cycle of domestic violence.

The PHA also has a Violence Against Women Act (VAWA) Policy to protect victims of domestic violence, dating violence, and stalking and to prevent homelessness. The policy assists the PHA in proving rights under VAWA to its applicants, public housing residents, and other program participants. SHRA will provide all applicants and participants information about their rights under the VAWA at the initial program briefing and at the annual recertification.

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

1. Disposition of Public Housing to Purchase Resale Entity (PRE)

a. The properties included in the approved conveyance include:

<b>Development name:</b>	Meadow Commons, Oak Park, The Mill	
<b>Development (project) number:</b>	CA005000104, CA005000105, CA005000107	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Approved	
<b>Date application submitted:</b>	7/17/2014	
<b>Number of units affected:</b>	54	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 Days of approval from HUD	
<b>Properties included in the disposition:</b>		
7359 15 <sup>TH</sup> ST	142 ARCADE BLVD	65 OLMSTAD DR
7650 17 <sup>TH</sup> AVE	212 ARCADE BLVD	1920 QUINCY AVE
7701-7705 18th ST	2252 ARLISS ST	71, 136 REDONDO AVE
7441 19 <sup>TH</sup> ST	2270 BABELLE WY	7509 SCHREINER ST
7807 19th ST	2274 BABELLE WY	1021 SOUTH AVE
7791 19 <sup>TH</sup> ST	2161 BERG AVE	1543 STERLING ST
7676 22 <sup>ND</sup> ST	2515 CADJEW AVE	1429 STODDARD ST
3917 36 <sup>TH</sup> ST	8000 CAPISTRONA WAY	7684 SWEETBRIER WAY
8004 38 <sup>TH</sup> AVE	8020 CAPISTRONA WAY	7470 SYLVIA WAY
7709, 7714, 7726 40 <sup>TH</sup> AV	3628 CLAY ST	7542 TWILIGHT DR
7730, 7732 40 <sup>TH</sup> AVE	1611 FLORIN RD	7616 VALLECITOS WAY
2145 63 <sup>RD</sup> AVE	2891 GROVE AVE	7717 VALLECITOS WAY
1436 68 <sup>TH</sup> AVE	2327 JOHN STILL DR	1444 WACKER WAY
1801-1803 71 <sup>ST</sup> AVE	7708, 7712, LYTLE ST	1044 WESTWARD WY
7834 AMHERST ST	7750, 7759 LYTLE ST	
7885 ANN ARBOR WY	7563 MEADOWAIR WY	

2. Additional properties proposed for conveyance include:

<b>Development name:</b>	City of Sacramento
<b>Development (project) number:</b>	N/A (not in PIC)
<b>Activity type:</b>	Disposition
<b>Application status:</b>	Submitted
<b>Date application submitted:</b>	August 5, 2014
<b>Number of units affected:</b>	1
<b>Coverage of action:</b>	Total development
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD
<b>Property included:</b>	3671 5 <sup>th</sup> Avenue

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

3. Future properties proposed for conveyance include:

<b>Development name:</b>	Meadow Commons, Oak Park, The Mill	
<b>Development (project) number:</b>	CA005000104, CA005000105, CA005000107	
<b>Activity type:</b>	Disposition	
<b>Application status:</b>	Planned Application	
<b>Date application submitted:</b>	2015	
<b>Number of units affected:</b>	120	
<b>Coverage of action:</b>	Part of the development	
<b>Timeline for activity:</b>	Within 120 days of receiving approval from HUD	
<b>Properties included in the disposition:</b>		
4114 3 <sup>rd</sup> Ave	3634 CLARKSON	734 RIO TIERRO AVE
3661 4 <sup>th</sup> AVE	3628 CLAY ST	3254 SANTA CRUZ WAY
4439 6 <sup>th</sup> AVE	3840 CLAY	7826 SHRADER CIR
5064 10 <sup>th</sup> AVE	7434 COSGROVE WY	7832 SHRADER CIR
2221-2223 16 <sup>th</sup> AVE	7458 COSGROVE WY	7838 SHRADER CIR
7557 18 <sup>th</sup> ST	7462 COSGROVE WY	7844 SHRADER CIR
3421-23 19 <sup>th</sup> AVE	7466 COSGROVE WY	1340 STEPHANIE
3804 21 <sup>st</sup> AVE	2239 CRAIG	4048-4060 SUMAC LANE
3421 21 <sup>st</sup> AVE	7722 DETROIT BLVD	2850-2860 UTAH AVE
7506 21 <sup>st</sup> AVE	7786 DETROIT BLVD	2851-2860 UTAH AVE
3605 22 <sup>nd</sup> AVE	7857 DETROIT BLVD	7604 VALLECITOS WAY
7670 22 <sup>nd</sup> AVE	5550 EMERSON RD	7736 VALLECITOS WAY
7695 22 <sup>nd</sup> AVE	100 FAIRBANKS AVE	3183, 3203 WESTERN AVE
4231, 4237 23 <sup>rd</sup> ST	2148 FLORIN RD	3249, 3255 WESTERN AVE
2931 24 <sup>th</sup> AVE	44 FORD RD	3319 WESTERN AVE
3405 24 <sup>th</sup> AVE	48 FORD RD	6021 WILKERSON
1575 34 <sup>th</sup> AVE	7221 FRUITRIDGE RD	6071 WILKERSON
4308 36 <sup>th</sup> ST	3449 GATES	375 LINDLEY DR
3922 39 <sup>th</sup> ST	1531 GLIDDEN	7656 MANORCREST
2943 42 <sup>nd</sup> ST	6508 GOLF VIEW DR	7651 MANORSIDE
7748 40 <sup>th</sup> AVE	637 GRAND AVE	1713 NEIHARD AVE
4100 47 <sup>th</sup> ST	1142-1144 GRAND AVE	1013 NORTH
2070 48 <sup>th</sup> AVE	309-311 GRAVES AVE	180 OLMSTEAD DR
2184 50 <sup>th</sup> AVE	237 HAGGIN AVE	233 OLMSTEAD DR
7612 51 <sup>st</sup> AVE	3836 HAYWOOD ST	2854-2864 PROVO WY
5409 56 <sup>th</sup> ST	6129 HERMOSA ST	2855-2865 PROVO WY
2131 62 <sup>nd</sup> AVE	1600-1608 JANRICK AVE	7591 RED WILLOW
1467 66 <sup>th</sup> AVE	530-A LAMPASAS AVE	200 REDONDO AVE
1780-1786 71 <sup>st</sup> AVE	530-B LAMPASAS AVE	3600, 3672 REEL CIRCLE
1781-1785 71 <sup>st</sup> 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	150 BARTON
3937 BELDEN ST	6142 BELLEAU WOOD LN	

4. Choice Neighborhood Planning Grant

The Upper Land Park-Broadway planning process is underway, with baseline and existing conditions information having been established. Currently, the planning team is conducting needs assessments of the public housing residents, and surveys of residents of the surrounding neighborhoods, as well as continuing to engage and build the capacity of the resident and community groups. Once completed, the goals and visions of the Transformation Plan will be developed, followed by a draft outline, with a completed Transformation Plan anticipated in the fall of 2015, followed by plan implementation.



## 5. Amendments to HUD Approved PRE Disposition Plan

The Housing Authority of the City of Sacramento received approval to amend the Section 32 Homeownership Program on July 17, 2014. The authority was granted to remove 54 units from the HACS single family inventory and convey them to a Purchase Resale Entity for rehabilitation and resale to low-income households.

## 6. Strategic evaluation and Asset Repositioning

The PHA will continue to evaluate the viability of the housing stock. Aging and obsolete units may be considered for repositioning. This will further the goal of the agency to streamline the operations and management of the physical asset

### **Homeownership Program**

The Housing Authority of the City of Sacramento amended its Section 32 Homeownership Program in 2013. Sacramento Housing and Redevelopment Agency (SHRA) will purchase the remaining 54 units in the City as a Purchase and Resale Entity (PRE). SHRA as PRE will renovate and sell the units to low income families within five (5) years of the conveyance. The PHA anticipates selling the first group of renovated houses to low-income families in 2015.

## **8.0 CAPITAL IMPROVEMENTS**

### **8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report**

See Attachment D

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

See Attachment E

### **8.3 Capital Fund Financing Program (CFFP)**

The PHA does not propose to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

## **9.0 HOUSING NEEDS**

### **1. Demonstrated Need**

Housing needs within the jurisdiction are identified by housing cost burden, household size and availability of suitable housing. Based on this data the PHA determines the priority of development efforts, housing investment and overall housing needs. According to the HUD 2014 Income Limits, very low income households earn an income less than 50% of the area median income which is \$68,000.00 for a family of four. The American Communities Survey, 2011 estimates indicate that approximately 156,520 families residing in the Sacramento Metropolitan Statistical Area earn less than the area median income. These families are residing in housing that is lacking complete plumbing facilities and kitchen facilities. The identified households also had more than 1.01 persons per room, and selected monthly rental costs greater than 30 percent of household income. This data also demonstrates the greatest housing needs currently unmet are amongst 1-person households

earning less than \$14,999.00 annually. The second highest population with one or more critical housing needs is 2-person households. The population that demonstrates the third highest need is 5+ person households.

a. Households within the MSA\* with Conditions\*\*

Income Intervals With Conditions	TOTAL	1-person	2-persons	3-persons	4-persons	5+ persons
<b>TOTAL</b>	167,855	<b>56,375</b>	<b>39,590</b>	24,815	20,300	<b>26,775</b>
Less than \$9,999	25,210	12,375	5,755	3,110	1,980	1,990
\$10,000 - \$14,999	23,205	13,410	4,040	2,305	1,780	1,670
\$15,000 - \$19,999	19,715	7,020	5,410	3,030	2,140	2,120
\$20,000 - \$24,999	19,660	6,760	5,550	2,435	2,285	2,630
\$25,000 - \$29,999	17,650	5,395	4,705	2,710	2,155	2,685
\$30,000 - \$34,999	15,405	3,645	3,970	3,400	1,795	2,595
\$35,000 - \$39,999	11,215	2,660	2,785	1,955	1,835	1,980
\$40,000 - \$44,999	8,685	2,150	2,090	1,580	1,065	1,795
\$45,000 - \$49,999	5,920	780	1,300	1,240	845	1,755
\$50,000 - \$59,999	9,855	1,255	2,005	1,805	2,100	2,690
\$60,000 - \$74,999	6,365	485	1,180	945	1,450	2,305
\$75,000 - \$99,999	3,270	335	655	230	545	1,505
\$100,000 - \$124,999	975	35	95	20	285	535
\$125,000 - \$149,999	430	35	40	30	15	310
\$150,000 - \$199,999	210	30	0	4	10	160
\$200,000 or more	95	15	4	10	15	50

\*Sacramento--Arden-Arcade--Roseville, CA Metro Area Renters, Householder Age: ALL AGES

\*\*Footnote: "With Conditions" is defined as a household having at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.01 persons per room, and selected monthly owner costs greater than 30 percent of household income (2011), or gross rent as a percentage of household income (2011) of greater than 30 percent. Source: American Communities Survey (ACS) 2011 5-Year, Special Tabulations Data Retrieval System, HUD Economic and Market Analysis Division, huduser.org.

Families who pay 30% or more of their income for housing are considered to be cost burdened. The housing needs of families living in the City of Sacramento are gauged by the number of families experiencing a cost burden. According to HUD CHAS 2007-2011 data sets for the City of Sacramento, approximately 77,650 families are paying over 30% of their income for housing. The needs of these families serve as a key factor as we consider the type and quantity of housing in our inventory and our strategy to meet the need.

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	54,020	41,860	95,880
Cost Burden >30% to <=50%	19,310	20,840	40,150
Cost Burden >50%	13,820	23,680	37,500
Cost Burden not available	505	1,250	1,755
<b>Total:</b>	<b>87,655</b>	<b>87,635</b>	<b>175,290</b>

## **9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS**

### Housing Needs Strategy

The available affordable housing stock is not able to fully support the population in need of adequate housing. The PHA works in cooperation with the Continuum of Care (CoC), municipalities within the jurisdiction and community stakeholders to assess the housing needs and plan for development opportunities that will make adequate housing available.

The PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming 5 years includes the follow:

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

#### **Strategy 2: Increase the number of affordable housing units by:**

- Leverage affordable housing resources in the community through the creation of mixed finance housing.
- Pursue housing resources other than public housing or HCV Section 8 tenant-based assistance

#### **Strategy 3: Continue to support elderly-only housing**

- Apply for funding targeted to the elderly, should it become available.

#### **Strategy 4: Target available assistance to Families with Disabilities:**

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- Affirmatively market to local non-profit agencies that assist Families with Disabilities.
- Apply for finding targeted at Families with Disabilities, should it become available.

#### **Strategy 7: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Utilize data as indicated by families on the Public Housing Waiting List to assess the needs and plan accordingly.

Housing Needs of Families on the Waiting List As of 6/11/2014			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	22,291		2,267
Extremely low income <=30% AMI	19,702	88.39	
Very low income (>30% but <=50% AMI)	2,075	9.31	
Low income (>50% but <80% AMI)	459	2.06	
Families with children	10,694	47.97	
Elderly families (Head of Household age 62 and older)	756	3.39	
Families with Disabilities (Includes all families where one or more members are disabled.)	7,355	33.00	
Race / American Indian or Alaska Native	1,642	7.37	
Race/Asian	1,404	6.30	
Race/Black or African American	12,924	57.98	
Pacific Islander	708	3.18	
Race/Native Hawaiian /other	Not tracked.	N/A	
Race / White	6,309	28.30	
Race / Unknown / no response	1,883	8.45	
Ethnic / Hispanic	3,741	16.78	
Ethnic/ Non- Hispanic	13,814	61.97	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10,670	47.87	
2 BR	8,417	37.76	
3 BR	2,492	11.18	
4 BR	607	2.72	
5 BR	81	.36	
5+ BR	24	.11	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### 10.0 ADDITIONAL INFORMATION

The PHA is in support and interested in Transforming Rental Assistance (TRA) and the Rental Assistance Demonstration (RAD). This PHA will seek funding under this proposed plan if financial feasibility is demonstrated through the HUD-provided proformas.

## 1. Progress in Meeting Mission and Goals

The PHA continues to seek to increase the availability of safe, decent, affordable and suitable housing free from discrimination.

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

Progress: The PHA continues to apply for other funding to leverage the rehabilitation of our public housing.

*Goal: Improve the quality of assisted housing*

Progress:

- The PHA has achieved the designation of a High Performer.
- The PHA continues to use Capital Funds to rehabilitate and modernize its public housing developments.
- The PHA is prioritizing planning and training in the operations, maintenance and administration of assisted housing.

*Goal: Increase assisted housing choices*

Progress:

- The PHA continues to conduct outreach and build relationships with developers, owners and landlords to partner to increase the options for low-income residents.
- The PHA continues its effort to maximize public housing choice and increase the quality of housing for low-income residents by researching the feasibility of changes to homeownership, and voucher conversion.
- The PHA continues to offer housing choices including SHARP properties, Conventional Public Housing, Project-based Vouchers, and Low-Income Housing Tax Credit Properties (LIHTC).

*Goal: Improve community quality of life and economic vitality*

Progress:

- The PHA provides assistance through its partnership with non-profit service providers
- The PHA contracts with Blossom Ridge to provide health services to senior citizens to improve their ability to live independently.
- The PHA through its ROSS and FSS programs provides resources and goal planning support to increase financial security and economic independence for all residents.
- The PHA currently provides job training and other supportive services to assist in improving the income of residents.
- The PHA has approximately 30 Resident Trainees participating in the Resident Training Program.
- The PHA has a database that allows us to monitor the income levels for each public housing development.
- The PHA supports community involvement through its Resident Advisory Board.

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

Progress:

- The PHA has hired Public Housing, Family Self Sufficiency Coordinators to provide residents with a variety of programs and support services to promote self-sufficiency.
- The PHA has fine-tuned its FSS and ROSS services to a resident-centric approach identifying the critical needs and coordinating them across the social supportive services spectrum of care.
- The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions.

*Goal: Ensure Equal Opportunity in Housing for all Americans*

Progress:

- The PHA continues to undertake 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 continues to promote Fair Housing training to ensure that fair housing efforts continue to be implemented.

## **2. Significant Amendment and Substantial Deviation/Modification**

The PHA hereby defines “substantial deviation” and “significant amendment/modification” as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

If a significant amendments and/or substantial deviations/modifications occur the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.

## **3. PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance**

N/A

**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

<b>Part I: Summary</b>						
PHA Name/Number Housing Authority of the City of Sacramento (CA005)		Locality (Sacramento, California)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal	Annual Statement	1,115,250.00	1,165,943.00	1,216,637.00	1,216,637.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		354,853.00	304,160.00	253,466.00	253,466.00
E.	Administration		253,466.00	253,466.00	253,466.00	253,466.00
F.	Other – Fees & Costs		304,159.00	304,159.00	304,159.00	304,159.00
G.	Operations		506,932.00	506,932.00	506,932.00	506,932.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		2,534,660.00	2,534,660.00	2,534,660.00	2,534,660.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		2,534,660.00	2,534,660.00	2,534,660.00	2,534,660.00

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

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

**Part I: Summary (Continuation)**

PHA Name/Number Development Number and Name	Work Statement for Year 1 FFY 2015	Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:	
		Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	
1. CA005000101 Alder Grove	Actual Statement	220,335.00	230,350.00	240,366.00	240,366.00		240,366.00	
2. CA005000102 Marina Vista		250,217.00	261,590.00	272,964.00	272,964.00		272,964.00	
3. CA005000103 Midtown Manor		237,215.00	247,998.00	258,780.00	258,780.00		258,780.00	
4. CA005000104 Meadow Commons		142,878.00	149,373.00	155,867.00	155,867.00		155,867.00	
5. CA005000105 Oak Park		123,958.00	129,592.00	135,227.00	135,227.00		135,227.00	
6. CA005000107 The Mill		140,647.00	147,040.00	153,433.00	153,433.00		153,433.00	



Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2015	Work Statement for Year 2		Work Statement for 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
Annual CA005000101 Alder Grove	Central heat & air in units north of Revere; floor abatement & replacement; tree services	16 units	220,336.00	CA005000101 Alder Grove	16 units	230,351.00
Statement CA005000102 Marina Vista	Replace roofs, gutters & guards (5 bldgs); Central heat & air; upgrade electrical wiring; tree services	171 units	250,217.00	CA005000102 Marina Vista	127 units	261,590.00
Statement CA005000103 Midtown Manor	1820 Capitol Av – ext. paint & replace/repair make-up air unit/swamp cooler on roof; 917 38 <sup>th</sup> St - new wooden fence		237,215.00	CA005000103 Midtown Manor		247,998.00
				1725 K St - Repl/repair make-up air unit/swamp cooler on roof & re-surface parking lot, landscaping upgrades, street & fence side, roof gutter & guards; 2516 H St – roof, gutter & guards		

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

	<p><b>CA005000104</b> Meadow Commons 6552 24<sup>th</sup> St – dual pane windows &amp; perimeter fence; 1500-1522 Armington Av – partial mod; 2850-2860 Utah Av - siding &amp; paint, windows, cabinets kitchen &amp; bath, landscape;</p>	5 units	142,878.00	<p><b>CA005000104</b> Meadow Commons 7670 22<sup>nd</sup> St – siding, roof, paint, windows, cabinets kitchen &amp; bath, landscape; 2854-2864 Provo Wy – ext. paint, windows, full kitchen; 6142 Belleau Wood Ln – minor dry rot repair, HVAC, windows; 2148 Florin Rd – fence, irrigation, HVAC, minor dry rot repair, landscape</p>	5 units	149,373
	<p><b>CA005000105</b> Oak Park 3635 5<sup>th</sup> Av –HVAC, install gate &amp; walkway at front of bldg &amp; replace walkway east side of bldg; 2910 35<sup>th</sup> St – trash enclosure gates; 3819 4<sup>th</sup> Av – Roof, gutters, guards; 2910 35<sup>th</sup> St – replace gutters &amp; guards</p>	4 units	123,957.00	<p><b>CA005000105</b> Oak Park 3819 4<sup>th</sup> Av – water heater; 2845 37<sup>th</sup> St – water heater; 3509 36<sup>th</sup> St – modernize interior &amp; exterior</p>	4 units	129,952.00
	<p><b>CA005000107</b> The Mill</p>			<p><b>CA005000107</b> The Mill</p>		

**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

2532 Connie – Re-engineer drain for pond water, Cypress and F St – replace HVAC units; resurface and re-stripe parking lot at	14 units	140,647.00	480 Redwood Av – Resurface and re-stripe parking lot, remove trees from South wall property line & replace fence; 74 Arcade Bl – install HVAC; 44 Cathcart Av – repl HVAC; 3634 Clarkson Ct – repl sliding front gate; 48 Ford Rd – upgrade windows, remodel kitchen, repl concrete patio & remove tree; 44 Cathcart – replace roof & siding, repair dry rot; 48 Ford Rd – new roof, gutters & guards	3 units	147,039.00
Subtotal of Estimated Cost		\$ 1,115,250.00	Subtotal of Estimated Cost		\$ 1,165,943.00

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ 4 _____		Work Statement for 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 _____	CA005000101 Alder Grove			CA005000101 Alder Grove		
Annual	Replace roofs & gutters; Tree Services	26 units	240,366.00	Replace roofs & gutters; Tree Services	25 units	240,366.00
Statement 1	CA005000102 Marina Vista			CA005000102 Marina Vista		
	Replace roofs, gutters & guards (5 bldgs); Central heat & air; upgrade electrical wiring; need grounded outlets and upgrade in cable & tel wiring (171 units) upgrade cable & tel wire 210 units; tree services	127 units	272,964.00	Replace roofs, gutters & guards; Central heat & air; upgrade electrical wiring; need grounded outlets and upgrade in cable & tel wiring (171 units) upgrade cable & tel wire 210 units; tree services	127 units	272,964.00
	CA005000103 Midtown Manor			CA005000103 Midtown Manor		
	1820 Capitol, 626 1st & 1725 K St – resurface parking lot, replace pumps and 3” PRV/pressure release valve install camera hallways & stairwells; 1725 K St – replace pump control panel/elec to control water pumps		258,780.00	Remove & replace all galvanized pipes & drains at Capitol	84 units	258,780.00
	CA005000104 Meadow Commons			CA005000104 Meadow Commons		

**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**

	1467 66 <sup>th</sup> Av – HVAC, siding & paint, windows, upgrade electrical 1781 -1785 71 <sup>st</sup> Av – Roof, siding & paint, windows, cabinets kitchen & bath, landscape	3 units	155,867	1780-1786 71 <sup>st</sup> Av – Roof, siding & paint, windows, cabinets kitchen & bath, landscape	2 units	155,867.00
CA005000105 Oak Park	3509 36 <sup>th</sup> St – modernize interior & exterior	4 units	135,227.00	CA005000105 Oak Park 2970 2 <sup>nd</sup> Av – repair/replace gutters & guards 3804 21 <sup>st</sup> Av – complete modernization 4001 32 <sup>nd</sup> St – minor dry rot repair & paint 3922 39 <sup>th</sup> St – minor dry rot repair & paint 7748 40 <sup>th</sup> Av – minor dry rot repair & paint	4 units	135,227.00
CA005000107 The Mill				CA005000107 The Mill		

**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

<p>3725 Cypress St 480 Redwood Av - upgrade security cameras &amp; lighting; 907 F St - upgrade gate system w/card reader; 480 Redwood Av - replc all faucets &amp; shower valves and common area HVAC unit</p>	<p>80 units</p>	<p>153,433.00</p>	<p>2528 Connie Dr - install permanent roof mounted curb for satellite dishes; 3725 Cypress St - add parking outside gate; 480 Redwood Av - rplc over stove hood fans &amp; upgrade bath sinks w/ vanity cabinet under sink; 530 B Lampasas - roof, garage door, repl wood fence &amp; remove tree; 3301 Western Av - replc kitchen cabinets &amp; countertops &amp; roof, siding and paint; 1142-1144 Grand Av - roof, upgrade HVAC and repair foundation issues</p>	<p>84 units</p>	<p>153,433.00</p>
<p>Subtotal of Estimated Cost</p>		<p>\$ 1,216,637.00</p>	<p>Subtotal of Estimated Cost</p>		<p>\$ 1,216,637.00</p>

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 III: Supporting Pages – Management Needs Work Statement(s)			
Work Statement for Year 1 FFY	Work Statement for Year 2	Work Statement for Year 3	
Development Number/Name	Development Number/Name	Development Number/Name	Estimated Cost
CA005000101 Alder Grove	CA005000101 Alder Grove	CA005000101 Alder Grove	35,195.00
CA005000102 Marina Vista	CA005000102 Marina Vista	CA005000102 Marina Vista	16,215.00
CA005000103 Midtown Manor	CA005000103 Midtown Manor	CA005000103 Midtown Manor	(13,768.00)
CA005000104 Meadow Commons	CA005000104 Meadow Commons	CA005000104 Meadow Commons	(31.00)
CA005000105 Oak Park	CA005000105 Oak Park	CA005000105 Oak Park	(15,888.00)
CA005000107 The Mill	CA005000107 The Mill	CA005000107 The Mill	(9,655.00)
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$ 304,160.00
CA005000101 Alder Grove	CA005000101 Alder Grove	CA005000101 Alder Grove	45,210.00
CA005000102 Marina Vista	CA005000102 Marina Vista	CA005000102 Marina Vista	27,588.00
CA005000103 Midtown Manor	CA005000103 Midtown Manor	CA005000103 Midtown Manor	(2,985.00)
CA005000104 Meadow Commons	CA005000104 Meadow Commons	CA005000104 Meadow Commons	6,463.00
CA005000105 Oak Park	CA005000105 Oak Park	CA005000105 Oak Park	(10,253.00)
CA005000107 The Mill	CA005000107 The Mill	CA005000107 The Mill	(3,262.00)
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$ 354,853.00

Capital Fund Program—Five-Year Action Plan

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

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2018	Estimated Cost	Work Statement for Year 2019	Estimated Cost
See	CA005000101 Alder Grove	25,179.00	CA005000101 Alder Grove	25,179.00
Annual Statement	Trainee Program Yardi System Maintenance	21,835.00 3,062.00	Trainee Program Yardi System Maintenance	21,835.00 3,062.00
	CA005000102 Marina Vista	4,842.00	CA005000102 Marina Vista	4,842.00
	Trainee Program	48,700.00	Trainee Program	48,700.00
	Yardi System Maintenance	3,326.00	Yardi System Maintenance	3,326.00
	CA005000103 Midtown Manor	(24,550.00)	CA005000103 Midtown Manor	(24,550.00)
	Trainee Program	75,647.00	Trainee Program	75,647.00
	Yardi System Maintenance	2,816.00	Yardi System Maintenance	2,816.00
	CA005000104 Meadow Commons	(6,526.00)	CA005000104 Meadow Commons	(6,526.00)
	Trainee Program	36,905.00	Trainee Program	36,905.00
	Yardi System Maintenance	2,093.00	Yardi System Maintenance	2,093.00
	CA005000105 Oak Park	(21,523.00)	CA005000105 Oak Park	(21,523.00)
	Trainee Program	47,815.00	Trainee Program	47,815.00
	Yardi System Maintenance	1,880.00	Yardi System Maintenance	1,880.00
	CA005000107 The Mill	(16,048.00)	CA005000107 The Mill	(16,048.00)
	Trainee Program	46,278.00	Trainee Program	46,278.00
	Yardi System Maintenance	1,735.00	Yardi System Maintenance	1,735.00
	Subtotal of Estimated Cost	\$ 253,466.00	Subtotal of Estimated Cost	\$ 253,466.00



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2011

Part I: Summary

PHA Name: Housing Authority of the City of Sacramento (CA005)      Grant Type and Number: Capital Fund Program Grant No: CA30P00590114

Replacement Housing Factor Grant No:      Date of CFFP:      FY of Grant: 2014  
 Date of CFFP:      FY of Grant Approval: 2014

Line	Description	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
			Revised <sup>2</sup>	Final Performance and Evaluation Report		Expended	
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 506,932					
3	1408 Management Improvements	\$ 456,239					
4	1410 Administration (may not exceed 10% of line 21)	\$ 253,466					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$ 304,159					
8	1440 Site Acquisition						
9	1450 Site Improvement	\$ 374,864					
10	1460 Dwelling Structures	\$ 639,000					
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

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

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

**Part I: Summary**

PHA Name: Housing Authority of the City of Sacramento	Grant Type and Number: Capital Fund Program Grant No: CA30P00550114 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2014 FY of Grant Approval: 2014
--	---	---

Line	Description	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18aa	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,534,660			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		
		4/14/14			MAY 13 2014

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

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Sacramento  
 (CA005)

Grand Type and Number  
 Capital Fund Program Grant No: CA30P00550114  
 CFRP (Yes/ No):  
 Replacement Housing Factor Grant No:

Federal FRY of Grant: 2014

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		506,932				
PHA Wide Mgmt Needs Improvements	Resident Trainee Program, Yardi System Maintenance	1408		456,239				
PHA Wide	Administration	1410		253,466				
Fees & Costs	Architects & Engineers Design & Construction	1430 1430		180,000 124,159				
CA005000101 - AG	Tree services, hazmat Replace roofs, gutters & seal brick bldgs	1450 1460		42,414 140,000				
CA005000102 - MV	Tree services, hazmat Replace roofs, dry rot repair, paint	1450 1460		23,450 70,000				
CA005000103 - MM	replace all galvanized pipes & drains	1450		100,000				
CA005000104 - MC	Fence, hazmat roof, windows, paint, HVAC	1450 1460	2 units	8,000 32,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Housing and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Sacramento  
 (CA005)

Grant Type and Number  
 Capital Fund Program Grant No: CA30P00550114  
 CRFP (Yes/No):  
 Replacement Housing Factor Grant No:

Federal FFP of Grant: 2014

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
CA005000105 - OP	install gate/add walkway at front of building - concrete, remove trees, cabinets, floors, resurface & paint pkg lot	1450	4 units	170,000				
	Replace fire panel, windows, HVAC, dry rot repair, roof and ext. paint	1460		377,000				
CA005000107 - TM	re-engineer drain behind 2532 for water control/ resurface & paint parking lot	1450		31,000				
	Dry rot repair, roof, patio door	1460		20,000				

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


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

PHA Name: Housing Authority of the City of Sacramento		Grant Type and Number: Capital Fund Program Grant No: CA30P00550113 Replacement Housing Factor Grant No: Date of CRPP:		FFY of Grant: 2013 FFY of Grant Approval: 2013	
Part I: Summary					
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1 )					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>
1	Total non-CRP Funds				
	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>	\$ 527,283	\$ 527,283		
	1408 Management Improvements	\$ 527,283	\$ 527,283		
	1410 Administration (may not exceed 10% of line 21)	\$ 263,417	\$ 263,417		
	1411 Audit				
	1415 Liquidated Damages				
	1430 Fees and Costs				
	1440 Site Acquisition	\$ 375,668	\$ 375,668		
	1450 Site Improvement				
	1460 Dwelling Structures	\$ 348,360	\$ 348,360		
	1465.1 Dwelling Equipment- Nonseparable	\$ 594,405	\$ 594,405		
	1470 Non-dwelling Structures				
	1475 Non-dwelling Equipment				
	1485 Demolition				
	1492 Moving to Work Demonstration				
	1495.1 Relocation Costs				
	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Sacramento		Grant Type and Number Capital Fund Program Grant No: CA30P00550113 Replacement Housing Factor Grant No: Date of CRFP:		FFY of Grant: 2013 FFY of Grant Approval: 2013	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disaster/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
Summary by Development Account		<input type="checkbox"/> Final Performance and Evaluation Report			
Line		Total Estimated Cost	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$2,636,416		
21	Amount of line 20 Related to LBP Activities		\$2,636,416		
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/5/14		Signature of Public Housing Director	
				Date	

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

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

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Sacramento		Grant Type and Number Capital Fund Program Grant No: CA30P00550113 CFRP (Yes/No): Replacement Housing Factor Grant No:		Federal FTY of Grant: 2013			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
PHA Wide	Operations	1406		527,283	527,283		
PHA Wide Mgmt	Resident Trainee Program, Yard System Maintenance	1408		527,283	527,283		
PHA Wide	Program Administration	1410		263,417	263,417		
Fees & Costs	Architects & Engineers Design & Construction	1430 1430		200,000 175,668	200,000 175,668		
CA005000101 - AG	Tree Services	1450		61,075	61,075		
	Roofs/gutters, seal brick buildings	1460		90,000	90,000		
CA005000102 - MV	Tree Services	1450		76,790	76,790		
	Roofs/gutters/dryrot, paint bldgs	1460		100,000	100,000		
CA005000103 - MM	Resurface parking lots/fence Paint/repair balcony	1450 1460		19,600 71,400	30,600 71,400		
CA005000104 - MC	ADA gate opener/security cameras Windows/siding/dry rot repair/HVAC/paint	1450 1460		31,970 68,830	31,970 68,830		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Sacramento

Grant Type and Number  
 Capital Fund Program Grant No: CA30P00550113  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2013

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
CA005000105 - OP	Repaive/resripe pkg lot/fence Windows/siding/dryrot repair/roof/paint	1450 1460		98,925 182,175	98,925 182,175			
CA005000106 - BV	Fence/accessibility upgrades	1450		11,000	0			AMP regrouped
CA005000107 - Mill	Fence/trees/concrete/foundation repair Windows/roofs/dry rot repair	1450 1460		49,000 82,000	49,000 82,000			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

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

**Part I: Summary**

PHA Name: City of Sacramento Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA30P0050112 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2012 FFY of Grant Approval: 2012
---	---	--

Line	Type of Grant	Original	Total Estimated Cost <sup>1</sup>		Obligated	Total Actual Cost <sup>1</sup>
			Revised <sup>2</sup>	Final Performance and Evaluation Report		
1	Total non-CFP Funds	\$ 0				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 511,866	\$ 511,866		\$ 350,181	\$ 350,181
3	1408 Management Improvements	\$ 511,866	\$ 511,866		\$ 511,866	\$ 181,886
4	1410 Administration (may not exceed 10% of line 21)	\$ 255,933	\$ 255,933		\$ 255,933	\$ 215,999
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 505,194	\$ 305,194		\$ 115,453	\$ 115,453
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ 170,118	\$ 180,861		\$ 118,627	\$ 51,727
10	1460 Dwelling Structures	\$ 604,355	\$ 793,612		\$ 419,447	\$ 366,743
11	1465.1 Dwelling Equipment - Nonseparable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

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

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

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

Part I: Summary

PHA Name: **City of Sacramento Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: CA30P0050112**  
 Replacement Housing Factor Grant No: **Replacement Housing Factor Grant No:**  
 Date of CFP: \_\_\_\_\_

FFY of Grant: 2012  
 FFY of Grant Approval: 2012

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grants: (sum of lines 2 - 19)	\$2,559,332	\$2,559,332	\$1,656,054	\$1,281,989
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date <i>2/12/14</i>	Signature of Public Housing Director		Date

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

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

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

Part II: Supporting Pages  
 PHA Name: City of Sacramento Housing Authority  
 (CA005)  
 Grant Type and Number  
 Capital Fund Program Grant No: CA30P00550112  
 CFFP (Yes/No): No  
 Replacement Housing Factor Grant No:  
 Federal FFY of Grant: 2012

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		511,866	511,866	350,181	350,181	
PHA Wide Mgmt	Management Needs Improvement	1408		511,866	511,866	511,866	181,886	
PHA Wide	Program Administration	1410		255,933	255,933	255,933	215,999	
Fees & Costs	Architects & Engineers	1430		200,000	100,000	100,000	66,558	
	Design & Construction Architecture	1430		305,194	205,194	205,194	48,895	
CA005000101								
2361 - Alder Grove	SI - Tree Services/Site lighting/pkg lots	1450		39,400	29,400	29,400		
CA005000102	DS -Roofs/siding, seal brick bldgs	1460		90,000	210,958	110,958	110,958	
2371 - Marina Vista	SI - Tree Services	1450		29,975	44,497	44,497	14,997	
CA005000104	DS - Roof/gutters	1460		80,000	70,369	70,369	70,369	
2485 - MC SFHs	DS - dry rot repair/paint/ext elec panel, applian,bath, HVAC, windows, flooring cabinets, counter tops, roof, SI - landscape, hazmat	1460	7 Units	164,355	105,777			
CA005000105	SI - landscape, hazmat	1450		45,000	45,000	13,920	13,920	
2342 - 3543 1 <sup>st</sup> Ave	DS - upgrade elevator system SI - cameras, concrete	1460		50,000	65,846	6,313	6,313	
2353 - 4556 10 <sup>th</sup> Ave	DS - dry rot repair exterior paint/ windows SI - landscape, hazmat	1460	4 Units	30,000	6,603			
		1450		20,393	20,393			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FRY of Grant: 2012				
PHA Name: City of Sacramento Housing Authority (CA005)		Capital Fund Program Grant No: CA30P00550112 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
2485 - OP SFHs	DS - Windows/new roof, windows, paint, SI - Flooring, driveway	1460 1450		40,000 10,000	103,932 17,345	89,804 17,345	37,100 17,345	
2302 - 2516 H St	DS - key card entry system	1460		20,000	0			
CA005000107								
2485 - The Mill SFHs Lampasas	DS - dry rot repair,paint/ext elec panel, applian,bath, HVAC, windows, flooring cabinets, counter tops; roof; SI - landscape, hazmat	1460		130,000	112,024	110,900	110,900	
(107) 2312 - 3725 Cypress	DS - Roof repair	1460		0	22,992	22,992	22,992	
(107) 2315 - 423 W. Silver Eagle	DS - Roof repair	1460		0	75,000			
(104) 2332- Claus Ct	DS - dry wall, relocate attic access SI - haul away debris	1460 1450		8,573 0	8,111 1,541	8,111 1,541	8,111 1,541	
(105) 2341 - 3649 2 <sup>nd</sup>	DS - termite repair	1460		0	12,000			

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

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

**Part I: Summary**

PHA Name: City of Sacramento Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA30P00590111 Replacement Housing Factor Grant No: Date of CFPF:	FY of Grant 2011 FY of Grant Approval: 2011
---	--	--

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/13	Reserve for Disaster/Emergencies <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/13	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>		Expended	
1	Total non-CFP Funds		\$ 0				
3	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$ 553,314	\$ 553,314	\$ 553,314	\$ 553,314	\$ 553,314
3	1408 Management Improvements		\$ 553,314	\$ 553,314	\$ 553,314	\$ 492,614	\$ 492,614
4	1410 Administration (may not exceed 10% of line 21)		\$ 276,657	\$ 276,657	\$ 276,657	\$ 253,969	\$ 253,969
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition		\$ 165,994	\$ 165,994	\$ 107,144	\$ 107,144	\$ 107,144
9	1450 Site Improvement		\$ 471,349	\$ 509,270	\$ 301,711	\$ 272,258	\$ 272,258
10	1460 Dwelling Structures		\$ 745,941	\$ 708,020	\$ 649,011	\$ 466,991	\$ 466,991
11	1465.1 Dwelling Equipment—Nonseparable						
12	1470 Non-dwelling Structures						
13	1473 Non-dwelling Equipment						
14	1483 Demolition						
15	1492 Moving to Work Demonstration						
6	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

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

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

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

**Part I: Summary**

PHA Name: City of Sacramento Housing Authority	Grant Type and Number: Capital Fund Program Grant No: CA30P00550111 Replacement Housing Factor Grant No: Date of CFP:	FY of Grant: 2011 FY of Grant Approval: 2011
--	--	---

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Colateralization or Debt Service paid by the PHA				
18ba	9000 Colateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,766,569	\$2,766,569	\$2,441,151	\$2,146,290
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date: 8/26/13		Signature of Public Housing Director	
				Date	

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

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

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

Part III: Supporting Pages		Grant Type and Number		Federal FRY of Grant: 2011				
PHA Name: City of Sacramento Housing Authority (CA005)		Capital Fund Program Grant No: CA30P00550111 CFEP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost:	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		553,314	553,314	553,314	553,314	
PHA Wide Mgmt	Management Needs Improvement	1408		553,314	553,314	553,314	492,614	
PHA Wide	Program Administration	1410		276,657	276,657	267,657	253,969	
Fees & Costs	Architects & Engineers	1430		90,000	90,000	28,882	28,882	
	Design & Construction Architecture	1430		75,994	75,994	75,994	75,994	
CA005000101								
2361 - Alder Grove	SI - Asphalt/shurry seal pkg lots/flooring	1450	Units	75,000	75,000	2,301	2,301	
CA005000102	DS -HVAC/airding/	1460	8 Units	140,000	111,294	111,294	111,294	
2371 - Marina Vista	SI -Replace asphalt/landscape	1450	Units	15,000	33,000	13,408	13,408	
CA005000106	DS - Roof/gutters/RiverBend Fire Unit	1460	15 Bldgs	80,000	100,706	73,296	636	
2303 - 626 I Street	DS - Residential elevators	1460	1 Bldg	101,161	101,161	101,161	101,161	complete
CA005000104	SI - SecurityCamera/card reader	1450	1 Bldg	170,749	170,749	170,749	170,749	complete
2485 -(MC SFHS)	DS -Roofs/siding/windows/elec & plumb	1460	7 Units	290,780	269,858	259,299	173,241	
	SI - Ext. elec panel/landscape	1450		62,127	83,049	83,049	68,596	

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

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

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2011			
PHA Name: City of Sacramento Housing Authority (CA005)		Capital Fund Program Grant No: CA30P00550111 CFRP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
CA005000107							
2485 - (Mill SFHs)	DS - Roof/floors/windows SI - Landscape/demolition	1460 1450	2 Units	63,273 45,000	63,273 45,000	63,000 26,941	40,328 11,941
2314 - Commie Way	DS - Roof	1460		28,727	28,727	28,727	28,727
CA005000103							
2322 - Capitol Ave	SI - Upgrade unit locks DS - Electrical repair	1450 1460	84 Units	11,300 0	10,319 981		
2323 - K Street	SI - Keycard sys/unit locks/gate upgrade /pkg lot	1450	80 Units	61,300	61,300		
CA005000105							
2341 - 3649-51 2 <sup>nd</sup> Av	SI - Replace mailboxes	1450	8 Units	5,000	0		
2344 - 2910 35 <sup>th</sup> St	SI - tree removal, concrete repair	1450		0	4,367	4,367	4,367
2485-(Oak Park SFHs)	DS - Roof, floors, windows/exterior paint SI - landscape	1460 1450	2 Units	42,000 5,873	20,963 2,558	\$ 11,604 \$ 951	\$ 11,604 \$ 951
Emerson/Fruitridge	SI - rewire	1450	2 Units	20,000	20,000		
2341 - 3649-51 2 <sup>nd</sup> Av	DS - Replace gutters	1460		0	11,057		
2351 - 3819 4 <sup>th</sup> Av	SI - concrete repair	1450		0	3,928		

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

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



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

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

<b>Part I: Summary</b>						
PHA Name/Number Housing Authority of the County of Sacramento (CA007)		Locality (Sacramento, California)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal	Annual Statement	625,196.00	653,613.00	682,032.00	682,032.00
C.	Management Improvements		198,925.00	170,508.00	142,090.00	142,090.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		142,090.00	142,090.00	142,090.00	142,090.00
F.	Other – Fees & Costs		170,508.00	170,508.00	170,508.00	170,508.00
G.	Operations		284,190.00	284,190.00	284,190.00	284,190.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,420,898.00	1,420,898.00	1,420,898.00	1,420,898.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		1,420,898.00	1,420,898.00	1,420,898.00	1,420,898.00

**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)**

PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2015	Locality (City/county & State)	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	<input checked="" type="checkbox"/> Original 5-Year Plan	Work Statement for Year 4 FFY 2018	<input type="checkbox"/> Revision No:	Work Statement for Year 5 FFY 2019
		Annual Statement							
	CA007000201 Twin Rivers			133,422.00	139,487.00		145,551.00		145,551.00
	CA007000202 Rio Garden			165,725.00	173,258.00		180,790.00		180,790.00
	CA007000203 Sun River			184,994.00	193,404.00		201,813.00		201,813.00
	CA007000205 Pointe Lagoon			141,052.00	147,464.00		153,876.00		153,876.00

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY _____	Work Statement for Year _____ 2 _____		Work Statement for Year: _____ 3 _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Quantity	Estimated Cost
See _____	CA007000101 Twin Rivers Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; repair pot holes; improve complex lighting & tree services; paint ext. bldgs	9 units	133,422.00	9 units	139,487.00
Annual _____	CA007000202 Rio Garden 5519 Date Av – roofs, gutters & guards; 3725 Haywood St - roofs, gutters & guards; 1517 Bell – repl HVAC	9 units	165,725.00	21 units	173,258.00
Statement _____	CA007000203 Sun River El Parque - roofs, gutters & leaf guards; 6010 Northcrest - HVAC	3 bldgs 28 units	184,994.00	CA007000203 Sun River El Parque - roofs, gutters & leaf guards; 6225 Beech Av – roofs, gutters & guards; 5735 Engle Rd – roofs, gutters & guards	193,404



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

Work Statement for Year 1 FFY 2015	Work Statement for Year 4			Work Statement for 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
Annual CA007000101 Twin Rivers	Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; repair pot holes; improve complex lighting & tree services; paint ext. bldgs	9 units	145,551.00	Dos Rios & Mint St – roofs, gutters & guards; Repl asphalt driveways w/concrete; improve complex lighting; tree services; repair walk way trip hazards	9 units	145,551.00
Statement	CA007000202 Rio Garden			CA007000202 Rio Garden		
	6412 Bolin Way – windows, dry rot repair, paint; 3050 Bell St – HVAC; 4741 Whitney Av – HVAC; 325 Elkhorn Bl – HVAC cages; 1160 Evelyn Ln - upgrade parking lot lighting	51 unit	180,790.00	3725 Haywood – roofs, gutters & guards; 6029 Dry Creek - HVAC	24 units	180,790.00
	CA007000203 Sun River			CA007000203 Sun River		









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


U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2011

Part I: Summary  
 PHA Name: Housing Authority of the County of Sacramento (CA907)  
 Grant Type and Number: Capital Fund Program Grant No: CA30P0750114  
 Replacement Housing Factor Grant No: \_\_\_\_\_  
 Date of CRF: \_\_\_\_\_

Line	Type of Grant	Original	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CRP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 284,180				
3	1408 Management Improvements	\$ 255,762				
4	1410 Administration (may not exceed 10% of line 21)	\$ 142,090				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Rent and Costs	\$ 170,508				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ 161,358				
10	1460 Dwelling Structures	\$ 407,000				
11	1465.1 Dwelling Equipment—Nonseparable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

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

*gmin 3 (pp)*



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

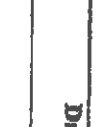
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

**Part I: Summary**

PHA Name: Housing Authority of the County of Sacramento	Grant Type and Number: Capital Fund Program Grant No: CA30P00750114 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2014 FFY of Grant Approval: 2014
--	---	---

Line	Type of Grant	Performance and Evaluation Report for Period Ending:	Total Estimated Cost		Total Actual Cost	
			Original	Revised <sup>1</sup>	Obligated	Expended
18a	Original Annual Statement	<input type="checkbox"/> Reserve for Director/Manager's				
18b	Summary by Development Account					
18a	1501 Contamination or Debt Service paid by the PHA					
18b	9000 Contamination or Debt Service paid Via System of Direct Payment					
19	1302 Contingency (may not exceed 8% of line 28)					
20	Amount of Annual Grant: (sum of lines 7 - 19)		\$1,420,898			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

Signature of Executive Director  


Date: 4/14/14

Signature of Public Housing Director  


ACIUS MERRICK

JUN 1 2015

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

Part II: Supporting Pages  
 PHA Name: Housing Authority of the County of  
 Sacramento (CA007)

Grant Type and Number  
 Capital Fund Program Grant No: CA30P00750114  
 CFF? (Yes/No):  
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2014

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		284,180				
PHA Wide Mgmt Needs Improvements	Resident Tenure Program, Yard Systems Maintenance	1408		255,762				
PHA Wide	Program Administration	1410		142,090				
Fees & Costs	Architects & Engineers	1430		90,000				
	Design & Construction	1430		80,508				
CA007000201 - TR	Tree services	1450		7,500				
CA007000202 - RG	Fence replacement, flooring, repair eroded landscape, level resurface driveway, upgrade pkg lot pole light	1450	4 units	48,000				
	Windows, doors, dry rot repair, ext. paint	1460	2 units	40,000				
CA007000203 - SR	Fence, concrete, hazmat	1450		48,858				
	Roof & gutter, dry rot repair, ext. paint, HVAC & windows	1460	25 units	118,000				
CA007000205 - PL	Repaive pkg lot, concrete, water heaters & hazmat	1450		57,000				
	Windows, dry rot repair, roof, ext. paint	1460	102 units	249,000				

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

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

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

**Part I: Summary**

PHA Name: Housing Authority of the County of Sacramento

Grant Type and Number: Capital Fund Program Grant No: CA30P00750113  
 Replacement Housing Factor Grant No: \_\_\_\_\_  
 Date of CRFP: \_\_\_\_\_

FFY of Grant: 2013  
 FFY of Grant Approval: 2013

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disaster/Emergencies <input type="checkbox"/>	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
				Revised <sup>2</sup>	Final Performance and Evaluation Report <input type="checkbox"/>		Expended	
1	Total non-CRP Funds							
3	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$ 276,441	\$ 276,441				
4	1408 Management Improvements		\$ 276,441	\$ 276,441				
5	1410 Administration (may not exceed 10% of line 21)		\$ 138,220	\$ 138,220				
6	1411 Audit							
7	1415 Liquidated Damages							
8	1430 Fees and Costs		\$ 211,000	\$ 211,000				
9	1440 Site Acquisition							
10	1450 Site Improvement							
11	1460 Dwelling Structures		\$ 127,600	\$ 127,600				
12	1465.1 Dwelling Equipment - Nonoperable		\$ 352,501	\$ 352,501				
13	1470 Non-dwelling Structures							
14	1475 Non-dwelling Equipment							
15	1485 Demolition							
16	1492 Moving to Work Demonstration							
17	1495.1 Relocation Costs							
18	1499 Development Activities <sup>4</sup>							

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

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

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

<b>Part I: Summary</b>		PHIA Name: Housing Authority of the County of Sacramento		Grant Type and Number: Capital Fund Program Grant No: CA30R06750113 Replacement Housing Factor Grant No: Date of CRFP:		FY of Grant: 2013 FY of Grant Approval: 2013	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disaster/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		Date	
18a	1501 Collateralization or Debt Service paid by the PHIA	Original	Revised <sup>2</sup>	Obligated	Expended		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)						
21	Amount of line 20 Related to LBP Activities	\$1,382,203	\$1,382,203				
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>[Signature]</i>		3/5/14					

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

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

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

Part II: Supporting Pages		PHA Name: Housing Authority of the County of Sacramento		Grant Type and Number Capital Fund Program Grant No: CA30P00750113 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2013	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
PHA Wide	Operations	1406		276,441	276,441		
PHA Wide Mgmt	Resident Trainee Program, Yard System Maintenance	1408		276,441	276,441		
PHA Wide	Program Administration	1410		138,220	138,220		
Fees & Costs	Architects & Engineers	1430		121,000	121,000		
	Design & Construction	1430		90,000	90,000		
CA007000205 - PL	Dry rot repair	1460		0	40,000		
CA007000201 - TR	Tree Services, parking lots Exterior paint	1450		46,400	46,400	26,400	
CA007000202 - RG	Fence/landscape/irrigation HVAC units/dry rot/paint windows	1450		24,200	24,200		
		1460		33,501	33,501		
CA007000203 - SR	Seal & stripe pkg lot/tree removal Replace vertical heat pumps	1450		37,000	57,000		
		1460		26,000	259,000		
CA007000204 - GR	Hazmat, etc HVAC/Roofs/Windows/Paint	1450		20,000	0		AMP regrouped
		1460		283,000	0		AMP regrouped

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary

PHA Name: County of Sacramento Housing Authority (CA007)	Grant Type and Number Capital Fund Program Grant No: CA30P00750112 Replacement Housing Factor Grant No: Date of CFPP:	FY of Grant: 2012 FY of Grant Approval: 2012
---	--	---

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disaster/Emergencies <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (version no: 2 )		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended		
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$ 287,711	\$ 287,711	\$ 287,711			
3	1408 Management Improvements		\$ 287,711	\$ 287,711	\$ 287,711			
4	1410 Administration (may not exceed 10% of line 21)		\$ 143,856	\$ 143,856	\$ 143,856			\$ 250,361
5	1411 Audit							\$ 66,053
6	1415 Liquidated Damages							
7	1430 Fees and Costs							
8	1440 Site Acquisition		\$ 275,316	\$ 175,316	\$ 76,012			\$ 76,012
9	1450 Site Improvement							
10	1460 Dwelling Structures		\$ 185,544	\$ 171,354	\$ 171,354			\$ 171,354
11	1465.1 Dwelling Equipment—Nonspendable		\$ 258,417	\$ 372,607	\$ 234,615			\$ 205,115
12	1470 Non-dwelling Structures							
13	1475 Non-dwelling Equipment							
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities <sup>4</sup>							

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

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

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

<b>Part I: Summary</b>		FY of Grant: 2012	
PHA Name: County of Sacramento Housing Authority (CAMH)	Grant Type and Number Capital Fund Program Grant No: CA30P00750112 Replacement Housing Factor Grant No: Date of CRFP:	FY of Grant Approval: 2012	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,438,555	\$1,438,555	\$1,201,259	\$ 768,895
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		2/10/14	<i>[Signature]</i>		

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



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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2012				
PHA Name: County of Sacramento Housing Authority		Capital Fund Program Grant No: CA30P00750112						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		287,711	287,711	287,711		
PHA Wide Marat	Resident Training Program	1408		287,711	287,711	287,711		
PHA Wide	Program Administration	1410		143,836	143,836	143,836	50,147	
Fees & Costs	Architect & Engineers	1430		115,000	95,000	49,693	49,693	
	Design & Construction Architecture	1430		160,316	80,316	26,319	26,319	
(201) 2471 - TR	DS - Roofs/gutters	1460		50,000	0			
	SI - Tree Services/fence/pkg lots	1450		81,366	81,366	81,366	81,366	
2434 - 7554 Cook	DS - Roofs/gutters	1460		0	0			
2461 - Bravado Dr	SI - flooring, door	1450	3 Units	10,001	10,001	10,001	10,001	
2402 - Pomegranate	DS - Replace all exterior dry rot and replace siding	1460	20 Units	132,333	132,333	132,333	132,333	
	SI - hazmat, etc	1450		17,053	17,053	17,053	17,053	
2433 - Sunset	DS - windows, stucco, int/ext paint	1460	5 Units	40,000	27,782	27,782	27,782	
	SI - landscape, flooring	1450	5 Units	45,424	35,834	35,834	35,834	
2412 - 6433 Lang	DS - Replace all exterior dry rot, siding and dual pane windows	1460	7 Units	36,084	29,500	29,500		
	SI - landscape/hazmat, ect.	1450		0	0			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages

PHA Name: County of Sacramento Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA30P00750112 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FY of Grant: 2012			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
(203) SR							
2431 - 6225 Beech Av	SI - Tree trimming/removal	1450		5,150	5,150	5,150	5,150
2432 - 5519 Dale Av	SI - Tree trimming/removal	1450		1,920	1,920	1,920	1,920
2437 - 6260 Mariposa	SI - Tree trimming/removal	1450		2,565	2,565	2,565	2,565
2438 - 6054 Shupe Dr	SI - Tree trimming/removal	1450		2,205	2,205	2,205	2,205
2440 - 7500 Tiara Wy	SI - Tree trimming/removal	1450		3,925	3,925	3,925	3,925
2442 - 5810 Manzana	SI - Tree trimming/removal	1450		6,855	6,855	6,855	6,855
2443 - 610 Northcrest	SI - Tree trimming/removal	1450		2,725	2,725	2,725	2,725
2434 - 7554 Cook	SI - Tree trimming/removal	1450		1,755	1,755	1,755	1,755
2451 - 2605 El Parque	DS - Roofs, HVAC	1460		0	67,383		
(205) PL							
2413 - 4930 El Paraiso	SI - Landscape	1450		4,600	0		
(204) GR							
2458 - 5735 Engle	DS - Replace vertical heat pumps	1460	16	0	115,609	45,000	45,000

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

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

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

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

**Part I: Summary**

PHA Name: County of Sacramento Housing Authority (CAOH7)	Grant Type and Number Capital Fund Program Grant No: CA30P00750111 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2011 FY of Grant Approval: 2011
---	--	---

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/13	Reserve for Disaster/Emergencies <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFFP Funds		\$0			
3	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$ 310,813	\$ 310,813	\$ 310,813	
4	1408 Management Improvements		\$ 310,813	\$ 310,813	\$ 310,813	
5	1410 Administration (may not exceed 10% of line 21)		\$ 155,407	\$ 155,407	\$ 155,407	
6	1411 Audit					
7	1415 Liquidated Damages					
8	1430 Fees and Costs		\$ 77,703	\$ 233,703	\$ 233,703	\$ 233,703
9	1440 Site Acquisition					
10	1450 Site Improvement		\$ 119,477	\$ 140,614	\$ 97,080	\$ 76,997
11	1460 Dwelling Structures		\$ 423,853	\$ 402,716	\$ 235,233	\$ 88,730
12	1465.1 Dwelling Equipment-Nonseparable					
13	1470 Non-dwelling Structures					
14	1475 Non-dwelling Equipment					
15	1483 Demolition					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities <sup>4</sup>					

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

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

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

**Part I: Summary**

PHA Name: County of Sacramento Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA30P00750111 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011
---	---	---

Type of Grant:  Original Annual Statement  Reserve for Disaster/Emergencies  
 Performance and Evaluation Report for Period Ending: 6/30/13  Revised Annual Statement (revision no: 4 )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>3</sup>	Expanded
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)			\$1,554,066	\$1,554,066	\$1,343,049	\$ 865,650
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director: *[Signature]* Date: 7/11/13  
 Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011				
PHA Name: County of Sacramento Housing Authority (CA007)		Capital Fund Program Grant No: CA30P00750111 CFRP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		310,813	310,813	310,813		
PHA Wide Mgmt	Resident Training Program	1408		310,813	310,813	310,813	310,813	
PHA Wide	Program Administration	1410		155,407	155,407	155,407	155,407	
Fees & Costs	Architect & Engineers	1430		94,000	94,000	94,000	94,000	See Attachment
	Design & Construction Architecture	1430		139,703	139,703	139,703	139,703	See Attachment
CA007000201	DS - Roofs/exterior paint	1460	2 Units	79,974	79,974			
2471 - Twin Rivers	SI - Landscape/Trees/plg lot/plyground	1450	218 Units	29,451	29,451			
CA007000204	DS - Siding/Dryrot repair/paint exterior	1460	20 Units	123,879	140,979	118,815		
2433 - Sunset Ave	SI - ADA improvements/landscape	1450	20 Units	18,000	20,083	20,083		
CA007000202	SI - ADA improvements/landscape	1450	12 Units	3,000	3,000	3,000	3,000	
2428 - Elkthorn Blvd	DS - Exterior paint/dryrot repair	1460	12 Units	0	0			
CA007000204	SI - landscape/fence	1450	6 Units	9,026	16,819	15,082	15,082	
2454 - Dain Court	DS - Paint/dryrot repair/roof/rewrite bldg	1460	6 Units	170,000	122,080	116,418	88,730	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011				
PHA Name: County of Sacramento Housing Authority (CA007)		Capital Fund Program Grant No: CA30P00750111 (Estimated) CRFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
CA007000202	SI - Seal & stripe pkg lot/Fence	1450		2,500	3,465	3,465	3,465	
2426 - 1517 Bell St								
2422 - 3050 Bell St	SI - Seal & Stripe	1450		6,000	9,335	9,335	9,335	
CA007000203	DS - Replace verticle heat pumps	1460	10 Units	50,000	50,000			See Attachment
2431 - 6225 Beech Av								
	SI - Seal & Stripe, Hazmat, etc	1450		5,000	5,080	5,080	5,080	See Attachment
2432 - 5519 Date Av	SI - Seal & stripe pkg lot	1450		10,000	11,485	11,485	11,485	
2434 - 7554 Cook Av	SI - Seal & stripe pkg lot	1450		5,000	6,510	6,510	6,510	
2442 - 5810 Manzanita	SI - Seal & stripe pkg lot	1450		5,000	10,385	10,385	10,385	
(204) 2452- Whitney	SI - Cement playground area	1450		12,000	0			
459 - 2970 Portanath	SI - Landscap/Hazmat	1450						
	DS - Roof/HVAC	1460		0	0			See Attachment
(205) 2406- 48th Av	SI - Remove old playground	1460		0	0			See Attachment
2410 - 2550 41st Av	SI - Repave pkg lots	1450		7,000	0			
2413 - El Paraiso Av	SI - ADA improvements	1450		0	0			
2485 - 5001 33 <sup>rd</sup> St	SI	1450		0	12,346			
	DS	1460	1 unit	0	9,683			
2402 - Pomegranate	SI - Remove old playground	1450		0	0			See Attachment
2416 - 5730 Nina Wy	DS - Ext Paint	1460	10 Units	0	0			See Attachment
(204)2456- Gunn Rd	SI - Speed bump at entry	1450		1,500	1,000	1,000	1,000	
2457 - 8313 Fair Oaks	SI - Seal & Stripe	1450		6,000	11,655	11,655	11,655	

<sup>1</sup> To be completed for the Performance and Evaluation Report of a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

## SIGNIFICANT CHANGES

To the DRAFT 5-YEAR AND 2015 ANNUAL PHA PLAN,

HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

AND

ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

Applicable Federal Law and HUD regulations require that each Housing Authority develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address residents' needs, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. A copy of the complete PHA plan is on file with the Agency Clerk and is available upon request.

In addition, the PHA must define any significant changes to its policies or plans. The PHA defines a "substantial deviation" and "significant amendment/modification" as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. There are two proposed changes in each of the PHA Plans Administrative Plan and ACOP which have been deemed "significant" in the 2015 Annual Plan.

The Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento have made no significant changes to the 2015 5-Year and Annual PHA Plans that change the Mission of the Agency or significantly alters the persons the Authority serves.

Below are changes the Agency defines as significant to the Administrative Plan and Admissions and Continued Occupancy Policy are as follows:

### **2015 PHA HOUSING CHOICE VOUCHER(HCV) ADMINISTRATIVE PLAN SIGNIFICANT CHANGES**

#### **1. .CHAPTER 5 – Adding Additional Members to the Household**

All additions except for birth must have the prior approval of the owner and the PHA. Approvable additions may include a:

- Spouse/partner and their minor children
- Minor who had been part of the assisted household who moved out and is returning to the household
- PHA pre-approved live-in aide

The PHA will not approve an addition to the household if the individual requested to be added does not have one of the relationships to the head of household or spouse/partner of the household as listed above.

This change impacts the persons who may be served by the Authority by restricting who is eligible to receive the benefit based on their relationship to the head of household.

**2. CHAPTER 6 – Caretaker for Child(ren)**

If the only remaining member/s of the assisted family is/are minor(s), the PHA may, allocate the voucher to a person who was not previously part of the assisted family, who has gained legal custody or guardianship of the minor(s), as long as the original minors remain in the home. This person will be subject to all eligibility criteria.

If legal custody or guardianship cannot be established within 60 days, or if the person obtaining custody or guardianship of the minor/s does not meet program eligibility criteria, the PHA will terminate the family’s assistance.

If custody is awarded for a limited time, the PHA will state in writing that the transfer of the voucher is for that limited time or as long as they have custody of the children. When the PHA approves a person to reside in the unit as caretaker for the child(ren), the income of the guardian will be counted.

The guardian is eligible to receive the full benefits of the HCV assistance as long as guardianship of the children is retained. If the guardianship is terminated or a minor child becomes 18 years of age, the voucher will transfer to the new guardian or the adult child.

The PHA will work with the appropriate service agencies and the landlord to provide a smooth transition in these cases. (Impacts the person who may be served by the Authority by restricting the eligibility for retaining a voucher)

**2015 PHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)**

**1. CHAPTER 5 - OCCUPANCY GUIDELINES**

<b>GUIDELINES FOR DETERMINING BEDROOM SIZE Bedroom Size</b>	<b>Persons in Household: (Minimum #)</b>	<b>Persons in Household: (Maximum #)</b>
<b>0 Bedroom</b>	1	2

**Significant Change:** Language in blue was changed from 1 to 2, pg. 5-3

This change is significant because it allows households of two or less individuals to occupy one bedroom units, changing the number of bedrooms the household may qualify for.

**2. CHAPTER 9 - LEASING**

**D. ADDITIONS TO THE LEASE**

Requests for the addition of a new member to the household must be approved by the PHA prior to the actual move-in of the proposed new member except in the case of birth, adoption or court awarded custody of a minor child...



Following receipt of a family's request for approval the PHA will conduct a pre-admission screening, including the criminal history report, of the proposed new member. Only new members approved by the PHA will be added to the household. Live-in aides are added to the household but not to the lease. ~~Any new household member must reside in the household for at least two (2) years prior to being able to take possession of the unit as head of household.~~

**Significant Change:** Language in blue was deleted, pg. 9-8

This change is significant because it allows household members, who are added to the lease, to take possession of the unit anytime during residency.

**City and County of Sacramento Housing Authority**  
**Environmental Determination for 2015 5-Year and Annual Plans including Public Housing Agency Plan (PHA Plan), Public Housing Capital Fund, Housing Choice Voucher Administration Plan (HCV Admin Plan) and Admissions and Continued Occupancy Policy (ACOP)**

**Operation and Maintenance of Public Housing** – Categorically Excluded under NEPA per 24 CFR Section 58.35 (b)(3) and Categorically Exempt under CEQA per Guidelines Section 15301.

**Housing Choice Voucher Program (Tenant Based Rental Assistance)** – Categorically Excluded under NEPA per 24 CFR 58.35(b)(1) and exempt under CEQA per Guidelines Section 15061(b)(3).

**Administrative and Management Activities** – Exempt under NEPA per 24 CFR Section 58.34 (a)(3), and 58.35 (b)(3) and exempt under CEQA per Guidelines Section 15061(b)(3).

- Public Housing Program
- Housing Choice Voucher Program

**Public Services** – Exempt under NEPA per 24 CFR Section 58.34 (a)(4) and 58.35(b)(2) and exempt under CEQA per Guidelines Section 15061(b)(3).

- Economic and Social self-sufficiency programs
- Safety and Crime Prevention Programs

**Inspections and Testing of Properties for Hazards or Defects** – Exempt under NEPA per 24 CFR Section 58.34 (a)(5) and exempt under CEQA per Guidelines Section 15061(b)(3).

- Public Housing Program
- Housing Choice Voucher Program

**Environmental and Other Studies, Resource Identification and the Development of Plans and Strategies** – Exempt under NEPA per 24 CFR 58.35 (a)(1) and is Statutorily Exempt under CEQA per Guidelines Section 15262.

- PHA Plan
- HCV Admin Plan
- ACOP
- Modernization (Public Housing Capitalization Fund)\*
- Rehabilitation (Public Housing Capitalization Fund)\*
- Disposition of Public Housing Assets\*
- Demolition of Public Housing Assets\*

\* These activities are subject to additional environmental review under CEQA and/or NEPA prior to actual funding commitment.

**Supplemental Assistance to Pre-existing Projects** - NEPA per 24 CFR 58.35 (b)(7) and CEQA per Guidelines Sections 15162.

## **RESOLUTION NO. SHRC-\_\_\_\_\_**

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

**SEPTEMBER 17, 2014**

### **2015 FIVE-YEAR ACTION PLAN AND PUBLIC HOUSING AGENCY ANNUAL PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO AND HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO**

WHEREAS, the proposed 2015 Public Housing Agency (PHA) Plan is consistent with the 2013-2017 Consolidated Plan which was approved by the City and County of Sacramento. The Consolidated Plan is a planning document that identifies overall housing and community development needs in the City and County of Sacramento, and outlines a strategy to address those needs.

WHEREAS, starting with the 2001 fiscal year and reauthorized each subsequent year in the resolutions approving the Housing Authority of the City and Housing Authority of the County of Sacramento (collectively "Housing Authority") budgets, the Sacramento Housing and Redevelopment Agency and its Executive Director are delegated authority by the governing boards of the Housing Authority to conduct a public hearing on behalf of the Housing Authority to discuss the Public Housing Agency Annual Plan (PHA Plan) as applicable and invite public comment on the plans.

WHEREAS, the proposed PHA Plan changes were presented to the Resident Committees and the Resident Advisory Board, and made available to the public on July 15, 2014.

WHEREAS, a public hearing, duly noticed for a 45 day period, was held on September 3, 2014 on the 2015 PHA Five-Year and Annual Plan on behalf of the Housing Authority and comments received were considered by the Commission.

WHEREAS, the Capital Fund Program Five-Year Action Plan (2015-2019) was previously analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). All programs included in the Five-Year Action Plan were found to be Exempt under CEQA Guidelines and Exempt or Categorically Excluded under NEPA Guidelines (see Attachment 2 for the specific environmental determination made for each program). The actions proposed in this 2015 Annual Plan are in support of the Five-Year Action Plan and include four (4)

administrative changes to programs which rise to the level of significant changes with respect to the circumstances under which these programs will be undertaken.

WHEREAS, activities authorized by the PHA Plan and CFP have been analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The PHA Plan and CFP also include projects such as modernization, rehabilitation, disposition, and demolition which are listed for budgeting and planning purposes only. To the extent that funding becomes available, making these projects possible, individual environmental review under CEQA and/or NEPA will be performed prior to any actual funding commitment or choice limiting action.

**BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:**

Section 1. After due consideration of the facts presented in the recitals above, the staff report and at the public hearing, the findings, including the environmental findings regarding this action, are found to be true and correct.

Section 2. The 2015 Five-Year and Public Housing Agency Annual Plan (PHA Plan) consisting of the Public Housing Admissions and Continued Occupancy Policy (ACOP) for both the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and the Administrative Plan for the Housing Choice Voucher program (Administrative Plan), for the Housing Authority of the County of Sacramento only, is hereby approved.

Section 3. The Executive Director or her designee is authorized to make non-substantive changes to the Plan based on any additional public comments received.

Section 4. The Executive Director or her designee is authorized to make changes to the PHA Plan as directed by the Department of Housing and Urban Development or required to comply with the Quality Housing and Work Responsibility Act of 1998.

Section 5. The Executive Director or her designee is authorized to execute and submit all required documents for the submission and certification of compliance of the 2014 PHA Annual to the Department of Housing and Urban Development or to comply with the Quality Housing and Work Responsibility Act of 1998.

ATTEST:

---

CHAIR

---

CLERK

## HOW SACRAMENTO COUNTY'S HOUSING MARKET IS FAILING TO MEET THE NEEDS OF LOW-INCOME FAMILIES

### RECOMMENDATIONS TO THE LEADERS OF THE STATE OF CALIFORNIA AND SACRAMENTO COUNTY

Sacramento County is seventh on the list of counties with the largest shortfalls of homes affordable to low-income families in California. Many of those families live in unhealthy or unsafe conditions, crowd multiple people into each room, and still pay more than 50 percent of their income on rent. The following report describes the magnitude of the shortfall, highlights those who are affected by cuts to housing programs, and recommends local policy solutions to help mitigate the impact of Sacramento County's affordable housing crisis.

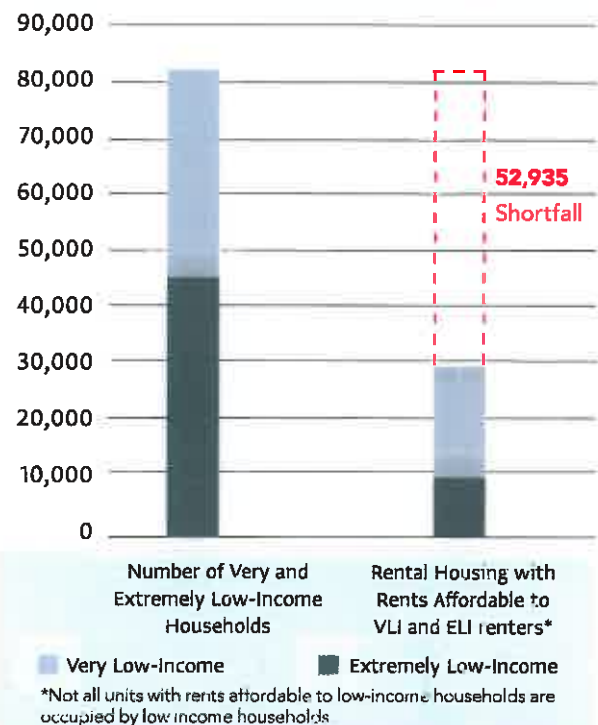
#### KEY ELEMENTS OF SACRAMENTO COUNTY'S AFFORDABLE HOUSING MARKET FAILURE:

- There is a **shortfall of 52,935 homes** affordable to Sacramento County's very low-income (VLI) and extremely low-income (ELI) households.
- **Median rents in Sacramento County increased by 12% between 2000 and 2012**, while the median income declined by 13%, significantly driving up the percentage of income that households must spend on rent.
- **Nearly 70%** of very low-income households **pay more than 50% of their income in rent**.

**90%** of all very low-income households in Sacramento County pay more than 30% of income in rent.

SOURCE: NLIHC Analysis of 2012 PUMS data

FIGURE 1. SHORTFALL OF AFFORDABLE AND AVAILABLE HOMES IN SACRAMENTO COUNTY



SOURCE: NLIHC Analysis of 2006-2010 CHAS data

## THE HOUSING MARKET HAS FAILED TO MEET THE NEEDS OF AN ENTIRE SEGMENT OF SACRAMENTO COUNTY'S POPULATION

Rent is considered affordable when it consumes no more than 30 percent of household income. In Sacramento County there are homes with affordable rents for only two out of ten extremely low-income (ELI) renter households—those earning 30 percent or less of the metro area's median income. The county is home to 45,410 ELI households.<sup>1</sup> Very low-income (VLI) households, those who earn up to half of their area's median income, fair only slightly better: there are affordable and available homes for fewer than four out of every ten VLI households in the county.

More than 50 percent of ELI households are elderly or disabled, while VLI households are more likely to include low-wage workers.<sup>2</sup> In fact, there are 156,455 workers in Sacramento County earning less than half the county's median income. TABLE 1 provides some examples of working adults in Sacramento County who are VLI.

While proposals to increase the state minimum wage would certainly help, a few more dollars an hour will not be enough to reduce the affordability burden. To afford the current fair market rent for the county, a household needs to earn at least \$42,889 per year.<sup>3</sup>

**TABLE 1 WHO IS BEING LEFT OUT OF SACRAMENTO COUNTY'S HOUSING MARKET?**

HUD 50% of Area Median Income (AMI) in Sacramento County for a 3 person household: \$34,250  
Total workers earning < 50% AMI: 156,455

JOB CATEGORY	MEDIAN INCOME IN SAC
Nursing Assistants	\$29,520
Preschool Teachers	\$26,970
Security Guards	\$23,300
Restaurant Cooks	\$22,410
Home Health Aids	\$21,750
Waiters/Waitresses	\$18,490

SOURCES: U.S. Department of Housing and Urban Development Section 8 Income Limits for 2012; Bureau of Labor Statistics 2012 Occupational Employment Statistics for Sacramento--Arden-Arcade--Roseville MSA.

## RENTS ARE HIGH AND RISING, ESPECIALLY IN RELATION TO STAGNANT OR DECLINING INCOMES

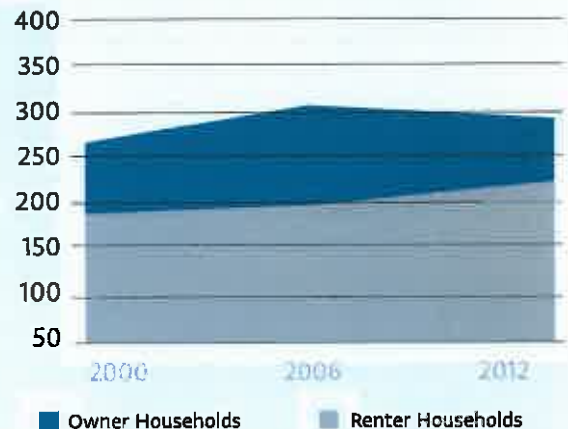
Census data shows that inflation-adjusted median household income in Sacramento County in 2012 was 13 percent lower than it was in 2000. However, the inflation-adjusted median rent was 12 percent higher. FIGURE 3 shows the imbalance between the growth in median rents and the decline in median income since 2000.

Together, stagnant wages and steeply increasing housing costs have pushed many low-income households' budgets to the breaking point. According to the California Poverty Measure, the poverty rate in Sacramento County is 17 percent.<sup>4</sup>

Rents increase in response to demand. More than 33,000 new renter households have entered the Sacramento market since 2006,<sup>5</sup> many because of displacement during the foreclosure crisis.

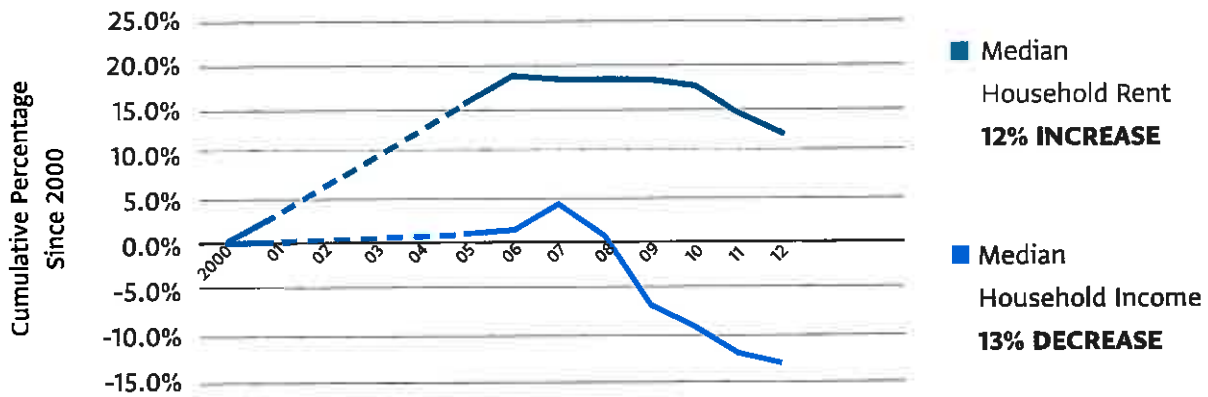
The foreclosure crisis did not create more opportunities for low-income households to find affordable homes.

**FIGURE 3 CHANGE IN OWNER AND RENTER HOUSEHOLDS (in thousands)**



SOURCES: 2000 Census, 2006 1-year ACS, 2012 1-year ACS

FIGURE 1 CUMULATIVE PERCENTAGE CHANGE IN INFLATION-ADJUSTED MEDIAN INCOME AND MEDIAN RENT IN SACRAMENTO COUNTY 2000 TO 2012



SOURCES: US Census 2000 and American Community Survey 2005-2012. Median rents and incomes from 2001-2004 are estimated.

### LOCAL, STATE, AND FEDERAL DISINVESTMENT IN AFFORDABLE HOUSING HAS EXACERBATED THE HOUSING MARKET'S FAILURE TO PROVIDE FOR LOW-INCOME FAMILIES

Even as Sacramento County's shortfall of affordable homes has become more acute, the state has reduced its direct funding for affordable housing dramatically. State Housing Bonds funded by Propositions 1C and 46 are exhausted, meaning the elimination of tens of millions of dollars in investment to provide homes to low- and moderate-income households in Sacramento. The elimination of Redevelopment funds led to a loss of more than \$20.4 million annually in

local investment in the production and preservation of affordable homes in Sacramento County.

Exacerbating the state cuts is the simultaneous disinvestment in affordable housing by the federal government. Cuts to HOME and Community Development Block Grants (CDBG) have resulted in the loss of another \$13.6 million in funding. TABLE 2 highlights the loss of state and federal funding for affordable homes in Sacramento since 2008.

**95% DECREASE**  
in state and federal funding for affordable homes in Sacramento since 2008.

FIGURE 2 CHANGE IN SACRAMENTO COUNTY'S MAJOR AFFORDABLE HOUSING FUNDING SOURCES FY 2007/08 TO 2012/13

FUNDING SOURCES	FY 2007/2008	FY 2012/2013	% CHANGE
State Housing Bonds Prop. 46 and Prop. 1C*	\$83,859,264	\$0	-100%
Redevelopment Funds for Affordable Housing	\$20,497,218	\$0	-100%
Federal CDBG Funds	\$13,303,283	\$4,543,606	-66%
Federal HOME Funds	\$6,752,998	\$1,906,264	-72%
<b>Total</b>	<b>\$124,412,763</b>	<b>\$6,449,870</b>	<b>-95%</b>

SOURCES: CHPC tabulations of HCD's Redevelopment Housing Activities Report and HUD's CPD program formula allocations by fiscal year.

\*State Housing Bond funding for FY 2007/2008 and 2012/2013 provided by HCD.



# RECOMMENDATIONS to the leaders of the State of California, Sacramento County, and local jurisdictions

If California is to rebuild a strong and diverse economy that includes low- and moderate-income households, our state must reinvest in affordable homes and develop responsive policy. Simply allowing a broken housing market to run its course is impoverishing and driving away our low-wage workforce, undermining our GHG-reduction goals, and forcing seniors, veterans, and people with disabilities into our shelters and emergency rooms, costing local governments five to ten times more in service costs.

## STATEWIDE Policy Recommendations

1. Replace the exhausted state housing bonds (Propositions 46 and 1C) by:
  - Passing legislation to create a permanent source of funding at the state level for the production and preservation of affordable homes.
  - Making a general fund investment in existing state rental housing production programs.
2. Give local governments tools to replace lost funding and meet obligations to create and preserve affordable homes by:
  - Lowering the voter threshold for local funding of basic infrastructure including transportation, housing, and parks from two-thirds to 55 percent, the same as it is for school bonds.
  - Authorizing a new local Tax Increment Financing (TIF) program to fund investment in basic infrastructure including transportation, housing, and parks.
3. Help California meet its GHG reduction targets by investing a significant portion of Cap-and-Trade auction revenues in the California Department of Housing and Community Development's Transit Oriented Development (TOD) Housing Program and similar programs appropriate for rural areas.<sup>6</sup>

## LOCAL Policy Recommendations

1. Strengthen city and county Inclusionary Housing policies and compliment existing policies with Housing Impact and In-lieu fees.
2. Devote all or a significant portion of Tax Increment revenue returned to the county and cities after the end of Redevelopment ("Boomerang" funds) to affordable housing on an ongoing basis.
3. Support Sacramento Steps Forward's plan to prevent and end homelessness with a range of options including rapid rehousing, permanent supportive housing (PSH) and SafeGround.
4. Identify new local and regional funding sources for affordable housing such as a transient occupancy tax.
5. Expand the Rental Housing Inspection Program developed by the City of Sacramento throughout Sacramento County to address the issue of substandard rental properties.



Sacramento Housing Alliance is a nonprofit coalition that works to ensure that all people in the Sacramento region have safe, decent, accessible and affordable housing in healthy neighborhoods, supported by equitable public policies and practices.

For more information about local policy solutions in Sacramento, please contact Sacramento Housing Alliance at (916) 455-4900.

1 NLIHC Analysis of 2006-2010 CHAS data

2 National Low Income Housing Coalition. "America's Affordable Housing Shortage and How to End it." Housing Spotlight 3, no. 2, (2013) [http://nlihc.org/sites/default/files/HS\\_3-1.pdf](http://nlihc.org/sites/default/files/HS_3-1.pdf)

3 National Low Income Housing Coalition. "Out of Reach." (2014) <http://nlihc.org/oor/2014/CA>

4 The California Poverty Measure is an alternative to the conventional measure of poverty developed by the Public Policy Institute of California and Stanford that takes into account the social safety net and cost of living. [http://www.ppic.org/content/pubs/report/R\\_1013SBR.pdf](http://www.ppic.org/content/pubs/report/R_1013SBR.pdf)

5 CHPC Analysis of 2006 1-year ACS and 2012 1-year ACS

6 CHPC has authored and co-authored several reports on the environmental and social benefits of locating affordable homes near transit. A list of reports can be found at <http://www.chpc.net/GREEN/Publications.html>.