

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual Public Housing Authority (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. The Plans also informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAS or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

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

A.	PHA Information.																														
A.1	<p> PHA Name: <u>Housing Authority of the City of Sacramento</u> PHA Code: <u>CA005</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,508</u> Number of Housing Choice Vouchers (HCVs) <u>6</u> Total Combined Units/Vouchers <u>1,514</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Mid-Year 2021 PHA Annual Plan is available for viewing at www.shra.org and the following locations: </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814 </td> <td style="width: 50%; border: none;"> Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814 </td> </tr> <tr> <td style="border: none;"> Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814 </td> <td style="border: none;"> Legal Services of Northern California 515 – 12th Street, Sacramento, CA 95814 </td> </tr> </table> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814	Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814	Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814	Legal Services of Northern California 515 – 12 th Street, Sacramento, CA 95814	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> • Financial Resources have been updated with current data. • Operations and Management has updated information revised in the Admissions and Continued Occupancy Policy (ACOP). • Community Service and Self-Sufficiency Program have provided updated with information on the programs and residents being served. • Significant amendment is being submitted for to incorporate PIH Notice 2021-07 (HA) to include RAD/Section 18 Blend. <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. Located in the attached 2021ACOP, Chapter 4: Resident Selection and Assignment Plan, M. Deconcentration of Poverty and Income-Mixing</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The PHA continues to provide quality housing that is affordable to the low, very low, and extremely low-income households. Strategies pursued by the PHA as outlined in the 5 Year PHA plan continue to be successful and allow the authority to meet our Mission to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination.</p> <p>B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>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.</p> <p>If a significant amendment and/or substantial deviation/modification 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.</p> <p>The Housing Authority of the County of Sacramento is also including its definition of substantial deviation to the PHA Plan to include the following language:</p> <p>Significant Amendment Definition As part of the Rental Assistance Demonstration (RAD), Housing Authority of the County of Sacramento is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> The decision to convert to Project Based Voucher Assistance; Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form 50075.2 approved by HUD on 07/22/2020.”</p>
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

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

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

B. Annual Plan. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

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

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and 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. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **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. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

Asset Management. State 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. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

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

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

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

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

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

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of

their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. [\(24 CFR §903.7\(b\)\)](#)

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#)

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

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

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

B.7 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” [\(24 CFR §903.9\)](#)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7 \(g\)\)](#)

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form- 50075.2 approved by HUD on 07/22/2020.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Annual Plan Elements

B1. Revision of PHA Plan Elements.

Financial Resources

2021 Planned Sources and Uses		
1. Sources	Planned \$	Planned Uses
Public Housing Operating Fund	\$5,841,278	Operations
Public Housing Capital Fund	\$3,978,426	Various
Other Anticipated Federal Resources: Jobs Plus	\$625,000 (\$2.7m grant; 4 year grant)	Marina Vista and Alder Grove
2. Other Federal Grants (list below)		
Family Self Sufficiency Grant (2017)	\$67,364 (if available)	Public Housing Self Sufficiency
ROSS Service Coordinators (2017)	\$66,000, (Annually, Grant ends 4/14/21)	Service Coordination
3. Prior Year Capital Funds		
2018 City CFP	\$1,277,911	Public Housing Maintenance Operation
2019 City CFP	\$3,518,051	
4. Public Housing Tenant Rental Income (2018)	\$3,852,748	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$38,000	Public Housing Operations
Miscellaneous Income	\$60,345	Public Housing Operating Expenses

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.

The Housing Authority of the City of Sacramento is changing its definition of substantial deviation to the PHA Plan to include the following language:

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), Housing Authority of the City of Sacramento is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

New Activities.

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| Y | N | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Tenant Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Based Vouchers. |

- Units with Approved Vacancies for Modernization.
 Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

Mixed Finance Modernization or Development

The Housing Authority intends to modernize and convert all units within its public housing stock using the Rental Demonstration Program (RAD), Section 18, a blend of Section 18 and RAD (as per PIH 2021-07 or its equivalent notice) and/or Tenant Based Assistance. Units listed below have or will be targeted for conversion to RAD and/or Section 18, or a blend thereof.

RAD 1 -Central City									
AMP	Development Name	0	1	2	3	4	5	Total	
[CA005000103]	Capitol Terrace - 1820 Capital Avenue	x	84	x	x	x	x	84	
[CA005000103]	Edgewater - 626 I Street	x	108	x	x	x	x	108	
			192	0	0	0	0	192	

Demolition and/or Disposition of Public Housing

The Housing Authority will be disposing the properties listed below through the Rental Demonstration Program (RAD), Section 18 Disposition, a blend of Section 18 Disposition and RAD (as per PIH 2021-07 or its equivalent notice), and/or Tenant Based Assistance.

RAD/Section 18 Blend - 60%/40%:

	1820 CAPITOL AVE	626 IST	Total	%
Section 18	34 units	43 units	77	40%
RAD	49 units	64 units	113	59%
RAD/Manager	1 unit	1 unit	2	1%
Total # Units	84	108	192	

The properties included in the proposed conveyance include:

Development name:	Alder Grove, Marina Vista, and Central City
Development (project) number:	CA005000101, CA005000102, and CA005000103
Activity type:	RAD Application (RAD and Section 18 Disposition Blend)
Application status:	Planned Application
Date of application:	2021/2022
Number of units affected:	1508
Coverage of action:	All developments
Timeline for activity:	Estimated closing 2022
Properties included:	All units

Development name:	Central City
Development (project) number:	CA005000103
Activity type:	Disposition and/or RAD (RAD and Section 18 Disposition Blend)
Application status:	Application Approved
Date application submitted:	2018
Number of units affected:	192
Coverage of action:	Partial Development
Timeline for activity:	Estimated closing 2021
Property included:	626 I Street and 1820 Capitol Terrace

Conversion of Public Housing to Project-Based Assistance under RAD

The Housing Authority plans to convert all of it public housing units to RAD and request Tenant Protection Vouchers.

Project Based Vouchers

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

Per 24 CFR § 990.145 (a)(2) and PIC Notice 2011-7 (HA), the Sacramento Housing and Redevelopment Agency (Ca005-City) is requesting consideration of the following units to be excluded in the Public and Indian Housing Information Center (PIC) under the applicable action category of Vacant HUD Approved.

We request to continue exclusion of **15 units** (effective date listed below from dwelling status for the period of July 1, 2020 to June 30, 2021).

Additionally, the Housing Authority of the City of Sacramento has units in CA005000101 and CA005000102 built in the 1940's. Some of the units contain flooring with asbestos that do not present an immediate health and safety issue as long as the flooring is not disturbed. It has been the practice of the PHA to remedy the issue at the time of vacancy turn.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA00500101	2515	1	501171	Vacant Undergoing Modernization	5/9/2019
CA005000103	KSTR	1	505127	Vacant Undergoing Modernization	04/27/2019
CA005000103	CAPI	1	505210	Vacant Undergoing Modernization	5/9/2018
CA005000103	CAPI	1	505212	Vacant Undergoing Modernization	03/12/2019
CA005000103	CAPI	1	505222	Vacant Undergoing Modernization	03/21/2019
CA005000103	CAPI	1	505243	Vacant Undergoing Modernization	08/05/2019
CA005000103	CAPI	1	505253	Vacant Undergoing Modernization	07/31/2019
CA005000103	CAPI	1	505263	Vacant Undergoing Modernization	07/31/2019
CA005000105	RIOF	1	522831	Vacant Undergoing Modernization	10/23/2018
CA005000105	2ND9	1	540168	Vacant Undergoing Modernization	08/01/2019
CA005000107	RWAB	1	511315	Vacant Undergoing Modernization	02/15/2019
CA005000107	RWAD	1	511353	Vacant Undergoing Modernization	08/24/2019
CA005000107	RWAD	1	511354	Vacant Undergoing Modernization	08/29/2019

CA005000107	CYPA	8	511778	Vacant Undergoing Modernization	8/2/2017
CA005000107	CYPC	1	511803	Vacant Undergoing Modernization	11/2/2017

We request to exclude 21 (Special Use Units) units from dwelling status for the period of July 1, 2020 through June 30, 2021.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA005000101	776R	1	501105	Non Dwelling Unit Special Use: Self Sufficiency Activities	9/17/2005
CA005000101	752R	1	501117	Non Dwelling Unit Special Use: Self Sufficiency Activities	7/17/2012
CA005000101	752R	2	501118	Non Dwelling Special Use: Other Resident Activities	4/24/2015
CA005000101	264M	1	501309	Non Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000101	264M	2	501310	Non Dwelling Special Use: Self Sufficiency Activities	09/17/2005
CA005000102	249S	1	502313	Non Dwelling Special Use: Self Sufficiency Activities	05/19/2011
CA005000102	249S	2	502314	Non Dwelling Special Use: Administrative Uses	5/19/2011
CA005000102	249S	3	502315	Non Dwelling Special Use: Self Sufficiency Activities	5/19/2011
CA005000102	249S	4	502316	Non Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	5	502317	Non Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	6	502318	Non Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	7	502319	Non Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	8	502320	Non Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	30SE	1	502363	Non Dwelling Special Use: Other Resident Activities	5/19/2011

CA005000103	KSTR	1	505125	Non Dwelling Special Use Other Resident Activities	11/14/2006
CA005000103	CAPI	1	505205	Non Dwelling Special Use: Other Resident Activities	11/14/2006
CA005000104	ICC5	2	511446	Non Dwelling Special Use: Administrative Uses	7/1/2012
CA00500105	35TB	4	519128	Non Dwelling Special Use: Administrative Uses	3/13/2012
CA00500107	RWAB	1	511309	Non Dwelling Special Use: Administrative Uses	5/19/2011
CA00500107	RWAB	1	511310	Non Dwelling Special Use: Administrative Uses	5/19/2011

Other Capital Grant Programs

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

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

Mission. 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 City of Sacramento's (HACS) mission is to revitalize communities, provide affordable housing opportunities and to serve as the Housing Authority for the City and County of Sacramento.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Goal 1: Maximize the current resources for housing programs

Progress: HACS occupancy rate for 2019 was 98.94% and annually assesses its policies regarding the ACOP.

Goal 2: Increase the inventory of affordable housing units

Progress:

- *HACS has requested additional Tenant Protection Vouchers for the replacement of SAC approved disposed properties.*
- *HACS has applied for a CHAP for Housing Authority properties and will leverage the RAD properties through public and private partnerships*
- *HACS continues to evaluate the current remaining inventory to identify the best housing opportunities*

Goal 3: Improve the Public Housing Assessment System Score to achieve a high performer score

Progress: HACS last PHAS Score for 2018 was 87 and our goal is to increase our Physical Assessment Subsystem (PASS) score to obtain High Performer status.

Goal 4: Improve the Quality of Assisted Housing

Progress: HACS:

- *has updated its ACOP to implement any new statutory or regulatory requirements and updated any existing regulations*
- *continues to work with our Section 3 Coordinator to expand the resident training program with Section 3 opportunities*
- *had an average vacancy rate for 2019 of 1.06%*
- *is currently updating its procedure manual to minimize fraud*
- *is currently working on a Maintenance Plan that includes lead based paint abatement*
- *has provided all units that are federally assisted with carbon monoxide detectors*
- *converted 153 units to a Section 8 platform and 38 units to RAD to utilize a mix of public and private dollars to fund necessary site improvements*

Goal 5: Provide an improved living environment

Progress: HACS has:

- *provided security improvements to its public housing properties with increased lighting, video surveillance, and resident identification cards*

- *included in its scope of work for RAD and disposed properties with updated and/or new amenities*
- *been working with an elderly disabled service coordinator for supportive services to our elderly residents*
- *used Capital Funds to promote public and private partnerships for its RAD project and work on updates on current public housing units*
- *coordinated with its Resident Advisory Board and community outreach agencies for its Non-Smoking Facility Policy (since 2009)*
- *continued to support the 10 current and the formation of new resident associations*

Goal 6: Encourage Self-Sufficiency

Progress: HACS Resident Services

- *has partnered with a number of community partners to assist in helping participants become economically independent including assistance with financial management*
- *continues to market the FSS programs to residents through the RAB, referrals, emails, website, telecommunication services, and community events*
- *with the Section 3 Program, held meetings to get residents informed and interested in upcoming Section 3 opportunities*

Goal 7: Increase assisted housing choices:

Progress: HACS:

- *continues to outreach and build relationships with State and local governmental agencies to increase options for low income residents through its Resident Services, provided resources for first-time homeownership opportunities*
- *increased the number of PBVs to 191 through the TPV applications submitted for scattered sites and RAD*
- *is assessing and updating its policies and procedures to ensure the needs of the residents are being met*
- *provides annually through a 45-day Public Notice and Hearing updated policy and guideline changes*

Goal 8: Promote self-sufficiency and asset development of assisted households

Progress: HACS has

- *assisted FSS participants improve their employment outcomes by conducting a total of 30 events throughout the year which included workshops, hiring events, poster contests, scholarship information, employment workshops, mental health services and career fairs.*
- *conducted community outreach via text messages, phone calls, mailings, and community events to encourage PHA residents to sign up for the Resident Training Program. Outreach yielded 25 trainees hired in 2019.*

Goal 9: Ensure equal opportunity and affirmatively further fair housing

Progress: HACS:

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

Goal 10: Increase customer satisfaction

Progress: HACS has:

- *865 registered residents in Rent Café for electronic rent payments and as of June 2020, 468 residents have paid their rent using the electronic rent payment system.*
- *The PHA is working to automate applications and documents by implementing kiosk to upload documents for applications, recertification's, and interims.*

Goal 11: Improve the delivery of housing through cost effective office management and operational efficiency:

Progress: HACS continues to regularly review HUD regulations, PIH Notices and policies to adopt changes to reduce administrative costs, increase program efficiency, improve tenant benefits, and foster self-sufficiency.

B.6 Resident Advisory Board (RAB) Comments.

Received on September 2, 2020.

B.7 Certification by State or Local Officials.

Resolution 2020-23 approved by our Governing Board on October 7, 2020.

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

- Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan
- Civil Rights Certification.
- Resident Advisory Board (RAB) Comments.
- Certification by State or Local Officials.
- Statement of Capital Improvements – “See HUD Form 50075.2 approved by HUD on 07/22/2020.”