

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 PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Applicability. Form HUD-50075-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	PHA Name: <u>Housing Authority of the County of Sacramento</u> PHA Code: <u>CA007</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>645</u> Number of Housing Choice Vouchers (HCVs) <u>12,608</u> Total Combined Units/Vouchers <u>13,253</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
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.					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
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:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Operation and Management.

Grievance Procedures.

Homeownership Programs.

Community Service and Self-Sufficiency Programs.

Safety and Crime Prevention.

Pet Policy.

Asset Management.

Substantial Deviation.

Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

- 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 Programs have provided updated information on the programs and residents being served.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

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

Y N

Hope VI or Choice Neighborhoods.

Mixed Finance Modernization or Development.

Demolition and/or Disposition.

Designated Housing for Elderly and/or Disabled Families.

Conversion of Public Housing to Tenant-Based Assistance.

Conversion of Public Housing to Project-Based Assistance under RAD.

Occupancy by Over-Income Families.

Occupancy by Police Officers.

Non-Smoking Policies.

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.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

B.5	<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>Please see attached B.5 Progress Report.</p>
B.6	<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>(c) 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>
B.7	<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>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<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 _____.</p>

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 _____."

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

A. PHA Information

A.1 Availability of Information

The Draft 2021 PHA Annual Plan is available for viewing at www.shra.org and the following locations:

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

Asset Management Project Offices

B. Annual Plan Elements

B1. Revision of PHA Plan Elements.

(a) Financial Resources

2022 Planned Sources and Uses		
1. PHA Anticipated Resources	Planned Funds	Planned Uses
Annual Contributions for Section 8 Tenant-Based Assistance (2021)	\$104,567,076	12,793 is the maximum number of low income families that can be served.
Public Housing Operating Fund (2021)	\$2,883,168 (Est.)	Operations
Public Housing Capital Fund (2020)	\$2,243,997 (Est.)	Various
Other Anticipated Federal resources:	\$250,000, if awarded	Emergency Capital Fund Grant
2. Other Federal Grants (list below)		
Family Self Sufficiency Grant (2020)	\$142,761	Public Housing Self Sufficiency
ROSS Service Coordinator	\$79,750	
3. Prior Year Capital Funds		
2020 County CFP	\$1,041,954	Public Housing: <ul style="list-style-type: none"> • General Capital Activity
4. Public Housing Tenant and Miscellaneous Income		
Rental Income (2021)	\$1,993,209 (Est)	Public Housing Operating Expenses
Miscellaneous Income (2021)	\$12,245 (Est)	Public Housing Operating Expenses
Miscellaneous Charges to Tenants (2021)	\$ 11,000 (Est)	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 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.

The Housing Authority of the County of Sacramento is updating 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 County 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.

c) The PHA must submit its Deconcentration Policy for Field Office review.

- Deconcentration language is located in the attached 2022 Admissions and Continued Occupancy Policy (ACOP)
 - Chapter 4: Resident Selection and Assignment Plan,
 - M. Deconcentration of Poverty and Income-Mixing
- Located in the attached 2022 Administrative Plan
 - Chapter 1: Statement of Policies and Objectives
 - H. Owner Outreach, page 1-4
 - Chapter 8: Voucher Issuance and Briefings
 - Briefing Packets, page 8-2 and 8-3
 - C. Encouraging Participation in Areas Without Low-Income or Minority Concentration, page 8-3
 - Chapter 21: Project Based Housing Choice Voucher Program

B.2. New Activities.

Hope VI or Choice Neighborhoods

The Choice Neighborhood Initiative (CNI) grant supports the redevelopment of the former Twin Rivers housing project and the transformation of the River District/Railyards neighborhood. The grant will replace 218 public housing units within a mixed-income development which will include at least 487 new mixed-income housing units, common area and community gathering spaces, and other amenities. A new light rail station will be constructed along 12th Street as part of the Project. The total Project area includes six residential blocks and encompasses approximately 26 acres.

The Project is being developed in five phases. The first 123 units are within Blocks B and E, construction will begin in June. Twin Rivers Block D will be a new construction, mixed-income housing development. Block D will include a mixture of multifamily apartment, townhome, and garden-style walk-up buildings. It will consist of a total of seven residential buildings that will include 116 rental housing units that range from one to four bedrooms in size and 79 on-grade parking spaces. The unit mix will include 47 replacement units, 42 tax-credit units and 25 market-rate units. A mixed-use building at the north end of the site will include offices, common area and space for an early childhood education center. Block D residents will also have access to all outdoor community amenities including the park, garden, barbeque areas, and electric car share. Block D construction will begin in 2021 and be completed in 2022.

Mixed Finance Modernization or Development

The Housing Authority also anticipates making additional submissions to HUD in connection with the redevelopment of Twin Rivers under the RAD program, the Mixed-Finance development method, or both.

The Housing Authority intends to modernize and convert all units within its public housing stock using the RAD and/or Section 18. Units listed below have or will be targeted for conversion to RAD and/or Section 18.

RAD Project	Development Name	Bedroom Sizes					Total
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
No County units proposed for 2021.							
Totals		0	0	0	0	0	0

Demolition and/or Disposition of Public Housing

The properties included in the proposed conveyance include:

Development name:	Rio Garden, Sun River, Pointe Lagoon
Development (project) number:	CA007000202, CA007000203, CA007000205
Activity type:	RAD Application

Application status:	Planned Application
Date application submitted:	2021/2022
Number of units affected:	645
Coverage of action:	All of the developments
Timeline for activity:	Estimated closing 2020
Properties included in the disposition:	All units

Conversion of Public Housing to Project-Based Assistance under RAD

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

Project Based Vouchers

The PHA may issue a Request for Proposal (RFP) 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.

Veterans Affairs Supportive Housing (VASH) will be utilized for PBV units at Twin Rivers. Additional PBV are planned for the redeveloped site at Twin Rivers. Additionally, the PHA plans to issue an RFP in 2021 to make PBV available to serve homeless families, through new construction and/or through the use of existing housing.

Units with Approved Vacancies for Modernization.

Per 24 CFR § 990.145 (a) (2) and PIH Notice 2011-7 (HA), the Housing Authority of the County of Sacramento (CA007—County) has requested consideration of the following units to be excluded in the Public and Indian Housing Information Center (PIC) under the applicable action category of Vacant HUD Approved.

Sacramento Housing and Redevelopment Agency (SHRA) was awarded a Choice Neighborhood Grant for the Twin Rivers District which encompasses Development Number CA007000201. The units (218) listed below are targeted for Relocation and Demolition activities beginning in the fall of 2017. Per 24 CFR § 990.145 (a) (2) and PIH Notice 2011-7 (HA), SHRA 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 from a date to be determined (TBD) after July 1, 2020, and before June 30, 2021.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA007000203	BE67	1	702317	Vacant Undergoing Modernization	1/18/2018

We request to exclude 5 (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
CA007000202	BS04	1	707069	Special Use Other Resident Activities	11/14/2006
CA007000205	YOU9	4	701649	Non Dwelling Administrative uses	11/16/2006
CA007000205	YOU5	1	701832	Non Dwelling Administrative uses	4/8/2016
CA007000205	48TE	1	707546	Non Dwelling Administrative uses	8/11/2010
CA007000205	MULB	1	738154	Special Use: Self Sufficiency Activities	11/14/2006

Other Capital Grant Programs

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

(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.

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: PHA occupancy rate for 2020 was 99.37% and annually assesses its policies regarding the ACOP.

Goal 2: Increase the inventory of affordable housing units

Progress:

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

HCV:

- *The PHA issued and leased-up 25 Project-Based Veterans Affairs Supportive Housing (VASH) vouchers and 25 Project-Based Vouchers to homeless veterans.*
- *HACoS continues to lease-up Mainstream vouchers.*

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

Progress: PHA last PHAS Score for 2018 was 80 and our goal is to increase our Physical Assessment Subsystem (PASS) score to obtain High Performer status.

Goal 4: Meet the Section Eight Management Assessment Program (SEMAP) criteria to maintain a high performer rating

Progress:

- *HACoS continues to conduct quality control reviews to ensure calculation of adjusted income is accurate.*
- *The SEMAP review team meets on a regular basis to share and review results files that were pulled for audit.*
- *Throughout the year, the quality control pass rate is monitored. In addition, the PHA continues to assign Annual Recertifications to be completed for each participant at least once per year.*
- *HACoS continues to exceed the number of required participants to maintain the Family Self-Sufficiency (FSS) program.*
- *HACoS markets the FSS program on the Agency's website and also mails a brochure to all participants with their Annual Recertification packet.*
- *When a participant completes the FSS program, the PHA continues to backfill with a new participant.*

Goal 5: Improve the Quality of Assisted Housing

Progress: HACoS last PHAS Score for 2018 was 80 and our goal is to increase our Physical Assessment Subsystem (PASS) score to obtain High Performer status.

Goal 6: Provide an improved living environment

Progress:

- *HACoS provided security improvements to its public housing properties with increased lighting, video surveillance, and resident access identification cards for use with its controlled access systems.*
- *HACoS applied for grant funding for a surveillance camera system at its Marina Vista property.*
- *HACoS included in its scope of work for RAD and disposed properties with updated and/or new amenities.*
- *HACoS has been working with an elderly disabled service coordinator for supportive services to our elderly residents.*

- *HACOS used Capital Funds to promote public and private partnerships for its RAD project and work on updates on current public housing units.*
- *HACOS coordinated with its Resident Advisory Board and community outreach agencies for its Non-Smoking Facility Policy (since 2009).*
- *HACOS continued to support the 9 current and the formation of new resident associations.*
- *HACOS has implemented and will continue to develop new training modules of the new Simulated Unit Integrated Training Environment (S.U.I.T.E.) training program to improve the skillsets of the maintenance workers to complete work order requests in a more efficient and complete manner.*
- *HACOS will have the Resident Portal up and running to assist in keeping residents connected and informed and to open a computer lab to provide educational opportunities by providing access to technological resources including internet access.*

HCV:

- *The PHA hired a Housing Locator to pro-actively market the HCV program to prospective landlords, property management companies, and realtors.*
- *The Housing Locator participates at various events to promote the HCV program including but not limited to: chamber of commerce meetings, Apartment Association meetings, housing seminars.*
- *The Housing Locator holds landlord orientations twice a month: one in the morning and one in the evening and does specialized appointments to promote the program.*
- *The Housing Locator developed partnerships to offer workshops to assist families be successful on the program in regards to credit, marketing yourself and maintenance of a unit.*

Goal 7: Encourage Self-Sufficiency

Progress:

- *HACoS Resident Services has partnered with a number of community partners to assist in helping participants become economically independent including assistance with financial management.*
- *HACoS Resident Services continues to market the FSS programs to residents through the RAB, referrals, emails, website, telecommunication services, and community events.*
- *HACOS Resident Services held meetings with the Section 3 Program to get residents informed and interested in upcoming Section 3 opportunities.*
- *HACOS Resident Services will collaborate with Section 3 in providing training opportunities and employment leads. Efforts will include utilizing Residents Services One-Call system, Zoom presentations and emails to outreach and engage residents in recruitment, enrollment and participation in Agency and/or community based trainings.*
- *HACOS Resident Service will collaborate with the PHA's Section 3 Program to provide training opportunities and employment leads for Public Housing and HCV residents. This collaboration will focus on the following industries:*
 - ✓ *Property Management*
 - ✓ *IT, Cybersecurity*
 - ✓ *Transportation Services*
 - ✓ *Medical/Healthcare Services*

Goal 8: Improve operational efficiency in the Housing Choice Voucher Program

Progress:

- *HACoS hired a housing locator to pro-actively develop relationships with new and existing the landlords.*
- *HACoS continues to update policies and procedures to be consistent with HUD statutory and regulatory changes.*

Goal 9: Increase assisted housing choices:

Progress:

- *HACoS continues to outreach and build relationships with State and local governmental agencies to increase options for low income residents.*
- *Through its Resident Services, HACoS provided resources for first-time homeownership opportunities.*
- *HACoS increased the number of PBVs to 150 through the TPV applications submitted for scattered sites and RAD.*
- *HACoS is assessing and updating its policies and procedures to ensure the needs of the residents are being met.*
- *HACoS provides annually through a 45-day Public Notice and Hearing updated policy and guideline changes.*

HCV

- *Participants are informed of the latest HUD policies and changes by providing updated information on the Agency's website.*
- *In the addition, the Agency shares important information via social media.*
- *When applicable the Agency communicates policy and guideline changes via mailings, in-person briefings and automated calls.*

Goal 10: Promote self-sufficiency and asset development of assisted households

Progress:

- *HACoS has 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 9 trainees hired in 2020.*

- *HACoS linked and provided services to participants that achieved the following services through its Resident Opportunity for Self Sufficiency - Family and Self Sufficiency (FSS) program in 2019:*
- *HACoS referred FSS participants to a total of 213 events which included financial workshops, homeownership workshops, hiring events, a poster contest, scholarship information, employment workshops, mental health services, career fairs, summer meal locations, food bank information, community events, youth programs, and COVID-19 related resources.*
- *HACoS graduated 1 Resident Trainee in 2020.*
- *12 out 32 participants are currently employed.*
- *HACoS distributed school supply bags to 250 children at the start of distance learning in 2020.*
- *HACoS provided 350 residents with free groceries, in collaboration with the Sacramento Kings and Raley's.*
- *HACoS hosted 5 COVID-19 vaccination clinics at two of our public housing communities.*
- *HACoS facilitate 3 virtual workshops in partnership with Golden One Credit Union.*
- *HACoS hosted 1 virtual cooking series consisting of 6 different classes in collaboration with the Center for Wellness and Nutrition.*
- *HACoS provided 8 residents with the ABC Mouse program for their children.*
- *HACoS conducted outreach to over 2,700 public housing residents utilizing One-Calls and the Tenant Focus Newsletter.*
- *FSS added 15 new partners to Program Coordinating Committee (PCC):*
International Rescue Committee
California Low Cost Insurance CLCA
New York Life
Black Child Legacy Liberty Towers
Dept. of Human Assistance
Kindra Montgomery-Sierra Health Foundation
Health Initiatives
Futuro Health
College of Continuing Ed-Sac State
HCCTS
Meadowview Neighborhood Association
Golden One Credit Union
Teen Success.
- *HACoS completed 2 Program Coordinating Committee Meetings this year in the areas of: Health/Wellness and Financial Literacy/Homeownership.*

Goal 11: Ensure equal opportunity and affirmatively further fair housing

Progress:

- *HACoS 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.*
- *HACoS uses its current Language Access Plan, to provide information and forms to individuals and families with limited English speaking skills.*
- *HACoS continues to attend Fair Housing Training to ensure that fair housing efforts continue to be implemented.*

Goal 12: Increase customer satisfaction

Progress:

- *285 registered residents in Rent Café for electronic rent payments and as of June 2021.*
- *139 residents have paid their rent using the electronic payment system.*
- *The PHA is working to automate applications and documents by implementing kiosks to upload documents for applications, recertification's, and interims.*

HCV:

- *SHRA is now paying via electronic deposit to 99.5% of HCV landlords*
- *The PHA is increasing the customer satisfaction to the participants that we serve by creating the online HCV Resident Portal.*
- *The HCV Resident Portal allows participants to update contact information, complete their annual recertification, request to move with continued assistance and report changes of income and household composition electronically.*
- *The HCV Resident Portal launched in June 2020.*
- *The PHA continues to focus on providing excellent customer service. Our HCV lobby was open to applicants and participants 5 days a week where we continue to serve appointment and walk-in clients.*
- *Caseworkers continue to meet with clients face-to-face and Caseworkers of the Day serve the walk-in clients. Currently the lobby is closed to the public except for appointments due to the COVID-19 pandemic. There are two kiosks available in the lobby to allow for a quick check-in and shortened wait times. A Customer Service Representative (CSR) is also available to assist clients throughout the year.*
- *The CSR is trained to handle the escalated and more challenging issues that may arise.*
- *The CSR also monitors and provides triage in the lobby on a daily basis to ensure clients are assisted timely.*

Goal 13: Improve the delivery of housing through cost effective office management and operational efficiency

Progress:

- *HACoS 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.*
- *The PHA staff attended the following training in 2020 to improve the quality of service for the operations, maintenance and administration of assisted housing:*
 - ✓ *Customer Service*
 - ✓ *Project Management*
 - ✓ *Emotional Intelligence*
 - ✓ *Dealing with Difficult People*
 - ✓ *Managing Time Wisely*
 - ✓ *Conflict Resolution*
 - ✓ *Rent Calculation*
 - ✓ *Mental Health First Aid Training*
 - ✓ *Fair Housing*
 - ✓ *Family Self Sufficiency*
 - ✓ *RAD Conversion, Accounting and Financial Reporting*

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Violence Against Women Act (VAWA) goals are included throughout our Administrative Plan (Admin Plan) and the Admissions and Continued Occupancy Policy (ACOP) located in the following chapters in our policies:

- *Chapter 28: VIOLENCE AGAINST WOMEN ACT & DOMESTIC VIOLENCE (Admin Plan)*
- *Chapter 17: Violence Against Women Act & Domestic Violence (ACOP)*

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.

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 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 County of Sacramento is also including 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 County of Sacramento is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- e. The decision to convert to Project Based Voucher Assistance;*
- f. 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;*
- g. Changes to the construction and rehabilitation plan for each approved RAD conversion; and*
- h. Changes to the financing structure for each approved RAD conversion.*

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 _____.