

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>01/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,013</u> Number of Housing Choice Vouchers (HCVs) <u>12,103</u> Total Combined Units/Vouchers _____ 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. <u>The 2017 PHA Annual Plan is available for viewing at the following locations:</u> Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814 Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814 Sacramento Public Library located at 828 I Street, Sacramento CA 95814. <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):

(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

Progress Report.

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

Progress Report on Mission and Goals

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 were successful and allowed the authority to meet our Mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

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

Progress: The PHA received a Choice Neighborhoods Implementation grant for \$30 million for the Housing Authority of the County of Sacramento on Sept 28, 2015. This grant will transform the current development into a 487 unit mixed-income community with public, workforce, and market rate housing.

Goal: Improve the quality of assisted housing

Progress:

The PHA used Capital Funds to rehabilitate and modernize approximately 382 public housing units in 2015.

The PHA staff attended the following training in 2015 to improve the quality of service for the operations, maintenance and administration of assistant housing:

- Excellence in Customer Service
- Fair Housing and Reasonable Accommodations
- Preparing of lease termination, hearing and trial
- Fire Life Safety

Goal: Increase assisted housing choices

Progress:

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

Goal: Improve community quality of life and economic vitality

Progress:

- The PHA has a Resident Service Department that includes one Family Self Sufficiency Coordinator that provides resources, referrals, goal setting for residents seeking economic self-sufficiency, access to a variety of programs, and supportive services.
- The PHA has fine-tuned its processes to help residents identify the critical needs and coordinate them across the supportive services through resident services.
- The PHA continues to expand services pending the availability of financial resources and awarding of funds for the coordinator position.
- The PHA helped residents achieve the following:

1. Five residents have received High School Diploma programs and started working full time jobs.
2. Three residents have started Bachelor Degree Programs.
3. Three residents have graduated the FSS program with receiving escrow balances to move out of public housing.
4. Three family members have graduated or received certification from technical school, 2-year and 4-year colleges.
5. Eighteen participants have been employed for more than 1 year.
6. Three FSS participants have graduated with zero HAP and will be moving toward homeownership.

Goal: Ensure Equal Opportunity to Housing for all Americans

Progress:

- The PHA continues to take affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- The PHA has updated its Language Access Plan, which incorporates a framework to assure its continual improvement to language efforts to meet the needs of those with limited English speaking skills.
- The PHA attended Fair Housing workshop on February 19, 2016 to ensure that fair housing efforts continue to be implemented.

<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 type="checkbox"/> <input checked="" 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>
<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?</p> <p>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>
<p>C.1</p>	<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 01/05/2016”</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\(4\)\(c\)](#))

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 01/05/2016."

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.

Revision of PHA Plan Elements.

B.1.

Housing Need

High housing costs reduce economic opportunities, limit access to jobs and services, and restrict the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The affordability gap results in a concentration of lower-income households and overcrowding. An estimated 160,000 families need housing assistance in Sacramento City and County per the data supplied by HUD in the development of this Consolidated Plan. Of the 440,950 households in the jurisdictions, there are approximately 161,550 households or 37 percent that are at 100 percent of area median or below, broken down as follows: 96,900 renter and 64,575 owner households. Most of these households experience at least one or more housing problem as defined by HUD with most of the housing issues experienced by renters. The areas of greatest need are among renters in the extremely low-income category where about 31,200 households experience substandard housing, overcrowding, or housing cost burden greater than 50 percent of income without any other problem. Also among renters, there is a high concentration, greater than 50 percent, of extremely low-income households experiencing one or more housing problems. Over half of the extremely low-income renters, including the elderly, experience cost burden that is greater than 50 percent of their income. The problems found are most prevalent among the extremely low-income group, which is also the group most at risk of losing their housing because of the cost burden. SHRA programs focus on the needs of the population represented in the tables in this section.

The Overall Needs column is the estimated number of renter families that have housing needs. For the remaining characteristics, the impact of that factor on the housing needs for each family type are from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Housing Needs of Families in the Jurisdiction (County of Sacramento) by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Households Income <= 30% of AMI	43,100	5	5	4	3	4	5
Households Income >30% but <=50% of AMI	34,165	5	4	4	3	4	5
Households Income >50% but <80% of AMI	29,515	4	4	3	2	3	4
Total	106,780						
Individual with Disabilities	209,583 households	5	4	5	5	5	4
Black Non-Hispanic Households	34,940	5	4	5	4	5	5
Hispanic Households	47,540	5	4	5	4	5	5
White Non-Hispanic Households	105,190	4	4	3	3	4	4
Other households (total households minus white, black and Hispanic households)	35,030	3	4	3	3	3	3

*This information is based on the 2013-2019 Consolidated Plan applicable to the jurisdiction, and/or other data available to the PHA.

Housing Needs Strategy

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

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

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

- Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Apply for Project-Based Vouchers
- Apply for Tenant-Based Vouchers

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

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

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

Strategy 3: Target available assistance to families at or below 50 % of AMI by:

- Adopting rent policies to support and encourage work.

Strategy 4: Target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- Providing and/or contracting with an agency for supportive services to the elderly.

Strategy 6: Target available assistance to families with disabilities by:

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

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

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

Eligibility

Public Housing uses the following site-based wait lists:

- Twin Rivers Waitlist
- County Waitlist
- Walnut Grove (effective after January 1, 2017)

Financial Resources

2017 Planned Sources and Uses		
1. PHA Anticipated Resources	Planned \$	Planned Uses
Public Housing Operating Fund (2017)	\$ 3,667,045 (This is an estimate. Used same amount requested for 2016 OFND (at 85% proration)	Operations
Public Housing Capital Fund (2017)	\$ 1,540,822 (This is an estimate. Used same amount received for 2016 CFP)	Various
Other Anticipated Federal resources:	\$ 250,000	Emergency Capital Fund Grant
2. Other Federal Grants (list below)		
Annual Contributions for Section 8 Tenant-Based Assistance (2017)	\$102,000,000	12,103 is the maximum number of low income families that can be served.
FSS (County) 2016 Co FSS	\$ 138,000 (Not yet awarded but estimated to be same amount as 2015 Co FSS)	Public Housing Self Sufficiency

3. Prior Year Capital Funds		
2014 County CFP 2015 County CFP 2016 County CFP	\$208,000 (Est) \$512,000 (Est) \$770,000 (\$1,540,822 grant; 4 year grant; Est: \$385k per year x 2 years (2016-2017))	Public Housing Maintenance Operation
4. Public Housing Tenant Rental Income (2017)	\$2,412,000 (Est)	Public Housing Operating Expenses
5. Other income (list below)		
Miscellaneous Income	\$53,000 (Est)	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$41,000 (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 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.

New Activities.

B.2.

Hope VI or Choice Neighborhoods

A Choice Neighborhoods Implementation grant of \$30 million was awarded to Housing Authority of the County of Sacramento on Sept 28, 2015. The transformation includes a 487 unit mixed-income community with public, workforce, and market rate housing. Preliminary design for an on-site Phase One of approximately 100 units and management/community space is in process, and analysis under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) is proceeding, anticipated to be complete in fall of 2016. In the next few months, a master development agreement will be drafted between the Housing Authority and the development partner,

In late 2016 or early 2017, the Housing Authority will submit a request to HUD for Tenant Protection Vouchers to facilitate the relocation of a percentage (to be determined) of existing on-site households. In addition, the Housing Authority anticipates requesting approval from HUD to demolish some or all of the existing units on-site, and to dispose of a portion of the site to an entity other than the Housing Authority for purposes of accessing Low Income Housing Tax Credits and other funding sources. Construction on Phase I is anticipated to begin in spring of 2018.

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 Rental Assistance Demonstration (RAD) program, the Mixed-Finance development method, or both.

Demolition and/or Disposition of Public Housing

The properties included in the proposed conveyance include:

Development name:	Sun River
Development (project) number:	CA007000204
Activity type:	Disposition
Application status:	Planned Application

Date application submitted:	1/1/2017
Number of units affected:	1
Coverage of action:	Part of the development
Timeline for activity:	120 days of projected end date of activity
Properties included in the disposition:	3867 Bainbridge Dr., North Highlands, CA 95660

Development name:	Twin Rivers
Development (project) number:	CA007000201
Activity type:	Disposition and/or Demolition
Application status:	Planned Application
Date application submitted:	1/1/2017
Number of units affected:	218
Coverage of action:	All or part of the development
Timeline for activity:	120 days of projected end date of activity
Properties included in the disposition:	321 Eliza Street, 1215-1238 DELTA St, 300-482 Dos Rios St, 320-562 ELIZ St, 1201-1242 ISABEL St, 500-510 LOUISE St, 1200-1240 MCCARTHY CRT, 1205-1239 RICHARDS BLVD, 303-473 MINT St, 1200-1234 SITKA St

b. Additional properties proposed for conveyance include:

Development name:	Rio Garden, Sun River, Golden Ridge, Pointe Lagoon	
Development(project) number:	CA007000202, CA007000203, CA007000205	
Activity type:	Disposition Demolition (5248-50 Southwest Avenue)	
Application status:	Planned Application	
Date application submitted:	2017	
Number of units affected:	53	
Coverage of action:	Part of the development	
Timeline for activity:	120 days of projected end date of activity	
Properties included:		
5001 33 rd AVE	6641 DAWSON	5984 NORTH HAVEN
4410 40 th AVE	4116 DEXTER CIRCLE	3945 PALMETTO ST
3812, 3820, 3832 ALDER ST	3811, 3812 DRY CREEK RD	3937-3939 RENICK WAY
3909, 3913 ALDER ST	3813, 3814 DRY CREEK RD	4037-4039 RENICK WAY
3640 BELDEN ST	3815, 3817 DRY CREEK RD	3940 ROSE ST
6412 BOLIN WAY	3925 DRY CREEK RD	5721 SAN MARCO WY
6421 BOLIN WAY	2608-2610 EL PARQUE CR	6224 SAN MARTIN
3618 BRANCH ST	1245 GRAND	1041 SILVANO
3640 BRANCH ST	6529 JUNEAU WAY	5248-50 SOUTHWEST AV
3641 CENTINELLA DR	6444 LA CIENEGA DR	6141, 6143 TERRELL DR
3833 CENTINELLA DR	6108 LAURINE	6145 TERRE;; DR
3533, 3537 CYPRESS ST	3840, 3842 MAY ST	6305 VISTA
3718, 3728 CYPRESS ST	3844, 3846 MAY ST	

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. Additionally, the PHA plans to issue an RFP in 2017 to make PBV available to serve low-income families, through new construction and/or through the use of existing housing. PBV may be utilized in the redevelopment of the Twin Rivers property.

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.

We requested to continue exclusion of **2 units** (effective date listed below) from dwelling status for the period July 1, 2016 through June 30, 2017.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA007000202	BN21	1	702364	Vacant Undergoing Modernization	11/1/14
Ca007000203	CA33	1	702289	Vacant Undergoing Modernization	3/1/16

In addition to the units listed above, we anticipate rehabilitating the following units and requested approval to exclude them from dwelling status, from a date to be determined (TBD) after July 1, 2016, and before June 30, 2017.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA007000202	BN12	1	702363	Vacant Undergoing Modernization	TBD
CA007000202	CS18	1	701262	Vacant Undergoing Modernization	TBD

Other Capital Grant Programs

The Housing Authority of the County of Sacramento plans on submitting an application for the Emergency Safety and Security Grants for various public housing owned developments located throughout Sacramento County.

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 01/05/2016”