

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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	<p> 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>01/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,013</u> Number of Housing Choice Vouchers (HCVs) <u>12,319</u> Total Combined Units/Vouchers <u>13,332</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <u>The 2017 PHA Annual Plan is available for viewing at the following locations:</u> </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814</td> <td style="width: 50%; border: none;">Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814</td> </tr> <tr> <td style="border: none;">Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814</td> <td style="border: none;">Sacramento Public Library 828 I Street, Sacramento CA 95814</td> </tr> </table> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="height: 30px;">Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814	Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814	Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814	Sacramento Public Library 828 I Street, Sacramento CA 95814	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
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Lead PHA:																			

B.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>					

B.4

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 Choice Neighborhoods Implementation grant for \$30 million for the Housing Authority of the County of Sacramento will transform the current development into a 487 unit mixed-income community with public, workforce, and market rate housing.

The PHA plans to increase available decent, safe and affordable housing by issuing Request for Proposals (RFPs) for Project based vouchers in 2018. This not only increases the availability of housing, but also increases housing choices.

Goal: Improve the quality of assisted housing

Progress:

The PHA staff attended the following training in 2016 to improve the quality of service for the operations, maintenance and administration of assisted housing:

- Adult Protective Service Mandated Reporter
- Bullying in Senior Housing
- Violence Against Women Act (VAWA)
- Fair Housing
- Fire Life Safety

Goal: Increase assisted housing choices

Progress:

- The PHA continues to conduct outreach and build relationships with other governmental agencies, 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.
- The PHA is increasing the number of project-based units in order to increase the housing choices for participants. This is becoming increasingly important as the market tightens and there is less available rental housing stock.

Goal: Improve community quality of life and economic vitality

Progress:

- The PHA has a Resident Service Department that includes one Family Self Sufficiency Coordinator for HCV and one for public housing that provide resources, referrals, goal setting for participants and residents seeking economic self-sufficiency, access to a variety of programs, and supportive services.
- The PHA has refined 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 linked and provided the following services through its Resident Opportunity for Self Sufficiency - Family Self Sufficiency (FSS) program in 2016::

1. Twenty Five residents participated in High School/GED Program
2. Seventy Eight resident participated in Job Retention Activities
3. Seventy Six residents received Tax Preparation assistance
4. Twenty Six residents obtained employment (including apprenticeship)
5. Thirty Three residents maintained employment greater than one year
6. Seventy Four residents referrals for Health Care Services
7. Ninety Three residents received transportation services to enable service provision/employment

- The PHA helped residents achieve the following:
 - Six FSS participants successfully graduated in 2016
 - The cumulative total amount of escrow funds earned by all six graduates was \$52,941.69
 - Two FSS participants purchased homes, one participant purchased a home from SHRA's Welcome Home Program
 - Two FSS participants were enrolled and continued to pursue Bachelor's degrees after completing FSS program

Goal: Ensure Equal Opportunity to Housing for all Americans

Progress:

- The PHA continues to take affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- The PHA uses its updated Language Access Plan, to provide information and forms to individuals and with limited English speaking skills.
- Continues 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 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>
<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 08/13/2017."

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

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.

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

Language was added to the rent burden preference definition that would address the treatment of financial aid for students. When gross income includes the financial aid students receive to pay for tuition and fees, they do not meet the rent burden definition. Yet this income is excluded when calculating rent. The new language proposes to treat this income the same by excluding it for both rent calculation and preference determination. Language now says:

Rent burden preference for participants whose rent burden (documented rent and utilities according to applicable or prorated utility allowance schedule) exceeds 50% of gross income (gross income from financial aid for a student does not include tuition and fees)

Financial Resources

2018 Planned Sources and Uses		
1. PHA Anticipated Resources	Planned \$	Planned Uses
Public Housing Operating Fund (2018)	\$4,489,227 (This is an estimate.)	Operations
Public Housing Capital Fund (2018)	\$1,372,070 (This is an estimate.)	Various
Other Anticipated Federal resources:	\$ 250,000, if awarded	Emergency Capital Fund Grant
2. Other Federal Grants (list below)		
Annual Contributions for Section 8 Tenant-Based Assistance (2018)	\$98,000,197	12,177 is the maximum number of low income families that can be served.
FSS (County) 2017 Co FSS	\$ 138,000, if awarded	Public Housing Self Sufficiency
3. Prior Year Capital Funds		
2015 County CFP 2016 County CFP 2017 County CFP	\$266,382 (Est) \$1,114,754 (Est) \$1,400,071	Public Housing Maintenance Operation
4. Public Housing Tenant Rental Income	\$2,736,000 (Est)	Public Housing Operating Expenses
5. Other income (list below)		
Miscellaneous Income	\$84,785 (Est)	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$20,800 (Est)	Public Housing Operating Expenses

Rent Determination:

1. Manufactured homes:

Language regarding the calculation of rent for manufactured homes is changing due to the recent passage of *Housing Opportunities through Modernization Act of 2016, (HOTMA)* which became effective as of April 18, 2017. Language included in the Administrative Plan now says:

The PHA will permit a family to lease a manufactured home and space with assistance under the program. The PHA will provide assistance for a family that owns the manufactured home and leases only the space.

For a manufactured home owner who is renting the manufactured home space, the monthly housing assistance payment is calculated as the lower of:

- (a) The PHA payment standard minus the total tenant payment; or
- (b) The rent of the manufactured home space (including other eligible housing expenses) minus the total tenant payment.

The payment standard for the family is the lower of the payment standard amount for the family unit size or the payment standard amount for the size (number of bedrooms) of the manufactured home. (The separate fair market rent (FMR) for a manufactured home space is no longer applicable to establishing the payment standard for a manufactured homeowner who is renting the manufactured home space since the payment is assisting the homeowner with other housing expenses.) The PHA payment standard will be based on the applicable HUD published FMR for the area in which the manufactured home space is located.

The PHA may approve a live-in aide if requested as a reasonable accommodation so that the program is accessible to and usable by persons with disabilities. If the PHA approves a live-in aide, the live-in aide must be counted when determining the family unit size.

The rent of the manufactured home space (including other eligible housing expenses) is the total of:

- (a) The rent charged for the manufactured home space;
- (b) owner maintenance and management charges for the space;
- (c) the monthly payments made by the family to amortize the cost of purchasing the manufactured home, including any required insurance and property taxes; and
- (d) the applicable allowances for tenant paid utilities.

Debt service for setup charges incurred by a family may be included in the monthly amortization payments made by the family but not increased debt service due to refinancing. Set-up charges incurred before the family became an assisted family may be included in the amortization cost if monthly payments are still being made to amortize the charges.

If the amount of the monthly assistance payment for a family exceeds the monthly rent for the manufactured home space (including the owner's monthly management and maintenance charges), the PHA may pay the remainder to the family, lender or utility company.

2. Payment Standards

Language regarding the use of Small Area Fair Market Rents changed as of the Final Rule, published on November 16, 2016 and effective January 17, 2017. Language now says:

D. PAYMENT STANDARDS FOR THE VOUCHER PROGRAM [24 CFR Part 982.503]

The Payment Standard is used to calculate the housing assistance payment for a family. In accordance with HUD regulations, and at the PHA's discretion, the Voucher Payment Standard amount is set by the PHA between 90% and 110% of the HUD-published FMR. This is considered the basic range. The PHA reviews the appropriateness of the Payment Standard annually when the FMR is published. In determining whether a change is needed, the PHA will ensure that the Payment Standard is always within the range of 90% to 110% of the new FMR, unless an exception payment standard has been approved by HUD.

Beginning in 2017, HUD will also publish the FMRs by zip code. Payment standards may be established by zip code between 90-110% of the given FMR for each bedroom size for the tenant based voucher program only. Or the PHA may continue with the practice of using the metropolitan fair market rent.

Where the new FMRs are decreasing, the PHA will hold the families harmless who are already living in the area with a HAP contract.

Where the new FMRs are increasing, the PHA may implement the change at the next annual recertification.

The PHA may approve a higher payment standard within the basic range, if required as a reasonable accommodation for a family that includes a person with disabilities. However, the payment standard cannot be approved for an amount over 120% of the Fair Market Rent.

3. Project based Vouchers

Language regarding the use of Small Area Fair Market Rents changed as of the Final Rule, published on November 16, 2016 and effective January 17, 2017.

The PHA may apply Small Area FMRs to current PBV or new projects if this is mutually agreeable to both the PHA and the owner. Once the change is made to small area FMRs, the property cannot revert back to the metropolitan-wide FMR.

Language regarding the duration of the Housing Assistance Payment contract for project-based vouchers changed due to the recent passage of the *Housing Opportunities through Modernization Act of 2016, (HOTMA)* which became effective as of April 18, 2017. Language included in the *Administrative Plan* now says:

The PHA has the discretion to enter into a HAP contract with an owner for an initial term of up to twenty years, and may approve extensions not to exceed an additional 20 years, for a maximum total of 40 years. The term of all PBV HAP contracts and extensions will be negotiated with the owner on a case-by-case basis; the PHA has the discretion to approve or not approve extensions.

The PHA may extend the term of the contract if the PHA determines an extension is appropriate to continue providing affordable housing for low-income families.

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 envisions a 499 unit mixed-income community with public, workforce, and market rate housing. The site plan and designs for the first two phases of new construction are scheduled for approval by the Planning and Design Commission on July 27, 2017. An analysis under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) has been completed and is anticipated to be adopted by the Governing Boards in late August of 2017. A master development agreement has been drafted between the Housing Authority and the development partner and is anticipated to be executed by September of 2017.

The Housing Authority submitted a request in June of 2017 to HUD for Tenant Protection Vouchers to facilitate the relocation of a 68% of existing on-site households (141 units). In addition, the Housing Authority anticipates requesting approval from HUD to demolish all of the existing units on-site in two phases, and to dispose of the site to an entity other than the Housing Authority for purposes of accessing Low Income Housing Tax Credits and other funding sources. All 218 existing public housing units will be replaced onsite utilizing project-based housing vouchers.

Phase One of new construction will begin in June of 2018 and will include 104 mixed income residential units and commercial space for property management, resident services, and community amenities. Phase Two of new construction is anticipated to begin shortly thereafter in October of 2018 and will include 66 mixed income units and a community park.

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.

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

Demolition and/or Disposition of Public Housing

The properties included in the proposed conveyance include:

Development name:	Sun River
Development (project) number:	CA007000204
Activity type:	Disposition
Application status:	Application Submitted
Date application submitted:	6/1/2017
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:	9/1/2017
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

Development name:	Rio Garden, Sun River, Point Lagoon
Development (project) number:	CA007000202, CA007000203, CA007000205
Activity type:	Disposition and/or RAD
Application status:	Planned Application
Date application submitted:	2018
Number of units affected:	153
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:	8223 Walerga Rd, 6225 Beech Ave, 9205 Elk Grove Blvd, 4930 El Paraiso Ave, 7316-7326 Roseville Rd, 4500 Perry Ave, 6519 Main Ave, and 3050 Bell St.

b. Additional properties proposed for conveyance include:

Development name:	Rio Garden, Sun River, , Pointe Lagoon	
Development(project) number:	CA007000202, CA007000203, CA007000205	
Activity type:	Disposition Demolition (5248-50 Southwest Avenue)	
Application status:	Planned Application	
Date application submitted:	2018	
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.

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. PBV may be utilized in the redevelopment of the Twin Rivers property.

Additionally, the PHA plans to issue an RFP in 2018 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, 2017, and before June 30, 2018.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA007000201	320E	1	701001	Vacant Undergoing Modernization	TBD
CA007000201	320E	2	701002	Vacant Undergoing Modernization	3/18/17
CA007000201	380E	1	701003	Vacant Undergoing Modernization	TBD
CA007000201	380E	2	701004	Vacant Undergoing Modernization	TBD
CA007000201	400E	1	701005	Vacant Undergoing Modernization	TBD
CA007000201	400E	1	701006	Vacant Undergoing Modernization	TBD
CA007000201	420E	1	701007	Vacant Undergoing Modernization	TBD
CA007000201	420E	2	701008	Vacant Undergoing Modernization	TBD
CA007000201	440E	1	701009	Vacant Undergoing Modernization	TBD
CA007000201	440E	2	701010	Vacant Undergoing Modernization	TBD
CA007000201	440E	3	701011	Vacant Undergoing Modernization	TBD
CA007000201	440E	4	701012	Vacant Undergoing Modernization	TBD
CA007000201	460E	1	701013	Vacant Undergoing Modernization	TBD
CA007000201	460E	2	701014	Vacant Undergoing Modernization	TBD
CA007000201	480E	1	701015	Vacant Undergoing Modernization	TBD
CA007000201	480E	2	701016	Vacant Undergoing Modernization	TBD
CA007000201	500L	1	701017	Vacant Undergoing Modernization	TBD
CA007000201	500L	2	701018	Vacant Undergoing Modernization	TBD
CA007000201	510E	1	701019	Vacant Undergoing Modernization	TBD
CA007000201	510E	2	701020	Vacant Undergoing Modernization	TBD
CA007000201	520E	1	701021	Vacant Undergoing Modernization	TBD
CA007000201	520E	2	701022	Vacant Undergoing Modernization	TBD

CA007000201	520E	3	701023	Vacant Undergoing Modernization	TBD
CA007000201	520E	4	701024	Vacant Undergoing Modernization	TBD
CA007000201	530E	1	701025	Vacant Undergoing Modernization	TBD
CA007000201	530E	2	701026	Vacant Undergoing Modernization	TBD
CA007000201	540E	1	701027	Vacant Undergoing Modernization	TBD
CA007000201	540E	2	701028	Vacant Undergoing Modernization	TBD
CA007000201	550E	1	701029	Vacant Undergoing Modernization	TBD
CA007000201	552E	1	701030	Vacant Undergoing Modernization	TBD
CA007000201	560E	1	701031	Vacant Undergoing Modernization	TBD
CA007000201	560E	2	701032	Vacant Undergoing Modernization	TBD
CA007000201	551E	2	701033	Vacant Undergoing Modernization	TBD
CA007000201	551E	1	701034	Vacant Undergoing Modernization	TBD
CA007000201	531E	2	701035	Vacant Undergoing Modernization	TBD
CA007000201	531E	1	701036	Vacant Undergoing Modernization	TBD
CA007000201	521E	4	701037	Vacant Undergoing Modernization	TBD
CA007000201	521E	3	701038	Vacant Undergoing Modernization	TBD
CA007000201	521E	2	701039	Vacant Undergoing Modernization	TBD
CA007000201	521E	1	701040	Vacant Undergoing Modernization	TBD
CA007000201	503E	2	701041	Vacant Undergoing Modernization	TBD
CA007000201	503E	1	701042	Vacant Undergoing Modernization	TBD
CA007000201	IS37	2	701043	Vacant Undergoing Modernization	TBD
CA007000201	IS37	1	701044	Vacant Undergoing Modernization	5/4/17
CA007000201	IS33	2	701045	Vacant Undergoing Modernization	TBD
CA007000201	IS33	1	701046	Vacant Undergoing Modernization	4/11/17
CA007000201	IS25	4	701047	Vacant Undergoing Modernization	TBD
CA007000201	IS25	3	701048	Vacant Undergoing Modernization	TBD
CA007000201	IS25	2	701049	Vacant Undergoing Modernization	TBD
CA007000201	IS25	1	701050	Vacant Undergoing Modernization	TBD
CA007000201	IS21	2	701051	Vacant Undergoing Modernization	TBD
CA007000201	IS21	1	701052	Vacant Undergoing Modernization	TBD
CA007000201	IS17	2	701053	Vacant Undergoing Modernization	TBD

CA007000201	IS17	1	701054	Vacant Undergoing Modernization	TBD
CA007000201	IS09	4	701055	Vacant Undergoing Modernization	TBD
CA007000201	IS09	3	701056	Vacant Undergoing Modernization	TBD
CA007000201	IS09	2	701057	Vacant Undergoing Modernization	TBD
CA007000201	IS09	1	701058	Vacant Undergoing Modernization	TBD
CA007000201	IS05	2	701059	Vacant Undergoing Modernization	TBD
CA007000201	IS05	1	701060	Vacant Undergoing Modernization	TBD
CA007000201	IS01	2	701061	Vacant Undergoing Modernization	TBD
CA007000201	IS01	1	701062	Vacant Undergoing Modernization	TBD
CA007000201	480D	2	701063	Vacant Undergoing Modernization	TBD
CA007000201	480D	1	701064	Vacant Undergoing Modernization	TBD
CA007000201	460D	2	701065	Vacant Undergoing Modernization	TBD
CA007000201	460D	1	701066	Vacant Undergoing Modernization	TBD
CA007000201	420D	4	701067	Vacant Undergoing Modernization	5/23/17
CA007000201	420D	3	701068	Vacant Undergoing Modernization	TBD
CA007000201	420D	2	701069	Vacant Undergoing Modernization	TBD
CA007000201	420D	1	701070	Vacant Undergoing Modernization	TBD
CA007000201	400D	2	701071	Vacant Undergoing Modernization	TBD
CA007000201	400D	1	701072	Vacant Undergoing Modernization	TBD
CA007000201	380D	2	701073	Vacant Undergoing Modernization	TBD
CA007000201	380D	1	701074	Vacant Undergoing Modernization	TBD
CA007000201	340D	4	701075	Vacant Undergoing Modernization	TBD
CA007000201	340D	3	701076	Vacant Undergoing Modernization	TBD
CA007000201	340D	2	701077	Vacant Undergoing Modernization	TBD
CA007000201	340D	1	701078	Vacant Undergoing Modernization	TBD
CA007000201	320D	2	701079	Vacant Undergoing Modernization	TBD
CA007000201	320D	1	701080	Vacant Undergoing Modernization	TBD
CA007000201	300D	2	701081	Vacant Undergoing Modernization	TBD
CA007000201	300D	1	701082	Vacant Undergoing Modernization	TBD
CA007000201	SA00	1	701083	Vacant Undergoing Modernization	TBD
CA007000201	SA00	2	701084	Vacant Undergoing Modernization	TBD

CA007000201	303M	1	701085	Vacant Undergoing Modernization	TBD
CA007000201	303M	2	701086	Vacant Undergoing Modernization	TBD
CA007000201	321M	1	701087	Vacant Undergoing Modernization	TBD
CA007000201	321M	2	701088	Vacant Undergoing Modernization	TBD
CA007000201	361M	1	701089	Vacant Undergoing Modernization	TBD
CA007000201	361M	2	701090	Vacant Undergoing Modernization	TBD
CA007000201	381M	1	701091	Vacant Undergoing Modernization	TBD
CA007000201	381M	2	701092	Vacant Undergoing Modernization	TBD
CA007000201	401M	1	701093	Vacant Undergoing Modernization	TBD
CA007000201	401M	2	701094	Vacant Undergoing Modernization	TBD
CA007000201	431M	1	701095	Vacant Undergoing Modernization	TBD
CA007000201	431M	2	701096	Vacant Undergoing Modernization	TBD
CA007000201	451M	1	701097	Vacant Undergoing Modernization	TBD
CA007000201	451M	2	701098	Vacant Undergoing Modernization	TBD
CA007000201	471M	1	701099	Vacant Undergoing Modernization	TBD
CA007000201	471M	2	701100	Vacant Undergoing Modernization	TBD
CA007000201	IS16	1	701101	Vacant Undergoing Modernization	TBD
CA007000201	IS16	2	701102	Vacant Undergoing Modernization	TBD
CA007000201	IS20	1	701103	Vacant Undergoing Modernization	TBD
CA007000201	IS20	2	701104	Vacant Undergoing Modernization	TBD
CA007000201	IS20	3	701105	Vacant Undergoing Modernization	TBD
CA007000201	SA24	2	701106	Vacant Undergoing Modernization	TBD
CA007000201	IS28	1	701107	Vacant Undergoing Modernization	TBD
CA007000201	IS28	2	701108	Vacant Undergoing Modernization	TBD
CA007000201	IS32	1	701109	Vacant Undergoing Modernization	TBD
CA007000201	IS32	2	701110	Vacant Undergoing Modernization	TBD
CA007000201	IS32	3	701111	Vacant Undergoing Modernization	TBD
CA007000201	IS32	4	701112	Vacant Undergoing Modernization	TBD
CA007000201	IS40	1	701113	Vacant Undergoing Modernization	TBD
CA007000201	IS40	2	701114	Vacant Undergoing Modernization	TBD
CA007000201	DE35	2	701115	Vacant Undergoing Modernization	TBD

CA007000201	DE35	1	701116	Vacant Undergoing Modernization	TBD
CA007000201	DE31	2	701117	Vacant Undergoing Modernization	TBD
CA007000201	DE31	1	701118	Vacant Undergoing Modernization	TBD
CA007000201	DE27	2	701119	Vacant Undergoing Modernization	TBD
CA007000201	DE27	1	701120	Vacant Undergoing Modernization	TBD
CA007000201	DE23	2	701121	Vacant Undergoing Modernization	TBD
CA007000201	DE23	1	701122	Vacant Undergoing Modernization	TBD
CA007000201	DE19	2	701123	Vacant Undergoing Modernization	TBD
CA007000201	DE19	1	701124	Vacant Undergoing Modernization	TBD
CA007000201	DE15	2	701125	Vacant Undergoing Modernization	TBD
CA007000201	DE15	1	701126	Vacant Undergoing Modernization	TBD
CA007000201	DE16	1	701127	Vacant Undergoing Modernization	TBD
CA007000201	DE16	2	701128	Vacant Undergoing Modernization	TBD
CA007000201	DE20	1	701129	Vacant Undergoing Modernization	TBD
CA007000201	DE20	2	701130	Vacant Undergoing Modernization	TBD
CA007000201	DE24	1	701131	Vacant Undergoing Modernization	TBD
CA007000201	DE24	2	701132	Vacant Undergoing Modernization	TBD
CA007000201	DE24	3	701133	Vacant Undergoing Modernization	TBD
CA007000201	DE24	4	701134	Vacant Undergoing Modernization	TBD
CA007000201	DE32	1	701135	Vacant Undergoing Modernization	TBD
CA007000201	DE32	2	701136	Vacant Undergoing Modernization	TBD
CA007000201	DE36	1	701137	Vacant Undergoing Modernization	TBD
CA007000201	DE36	2	701138	Vacant Undergoing Modernization	TBD
CA007000201	380M	2	701139	Vacant Undergoing Modernization	TBD
CA007000201	380M	1	701140	Vacant Undergoing Modernization	TBD
CA007000201	360M	4	701141	Vacant Undergoing Modernization	TBD
CA007000201	360M	3	701142	Vacant Undergoing Modernization	TBD
CA007000201	360M	2	701143	Vacant Undergoing Modernization	TBD
CA007000201	360M	1	701144	Vacant Undergoing Modernization	TBD
CA007000201	324M	2	701145	Vacant Undergoing Modernization	TBD
CA007000201	324M	1	701146	Vacant Undergoing Modernization	TBD

CA007000201	SA17	2	701147	Vacant Undergoing Modernization	TBD
CA007000201	SA17	1	701148	Vacant Undergoing Modernization	TBD
CA007000201	SA13	2	701149	Vacant Undergoing Modernization	TBD
CA007000201	SA13	1	701150	Vacant Undergoing Modernization	TBD
CA007000201	SA09	2	701151	Vacant Undergoing Modernization	TBD
CA007000201	SA09	1	701152	Vacant Undergoing Modernization	TBD
CA007000201	SA04	1	701153	Vacant Undergoing Modernization	TBD
CA007000201	SA04	2	701154	Vacant Undergoing Modernization	2/23/17
CA007000201	SA04	3	701155	Vacant Undergoing Modernization	TBD
CA007000201	SA04	4	701156	Vacant Undergoing Modernization	TBD
CA007000201	SA12	1	701157	Vacant Undergoing Modernization	4/27/17
CA007000201	SA12	2	701158	Vacant Undergoing Modernization	2/23/17
CA007000201	SA16	1	701159	Vacant Undergoing Modernization	TBD
CA007000201	SA16	2	701160	Vacant Undergoing Modernization	TBD
CA007000201	SA16	3	701161	Vacant Undergoing Modernization	TBD
CA007000201	SA16	4	701162	Vacant Undergoing Modernization	TBD
CA007000201	SA24	1	701163	Vacant Undergoing Modernization	TBD
CA007000201	SA24	3	701164	Vacant Undergoing Modernization	TBD
CA007000201	SA28	1	701165	Vacant Undergoing Modernization	TBD
CA007000201	SA28	2	701166	Vacant Undergoing Modernization	TBD
CA007000201	SA32	1	701167	Vacant Undergoing Modernization	TBD
CA007000201	SA32	2	701168	Vacant Undergoing Modernization	TBD
CA007000201	SA21	1	701169	Vacant Undergoing Modernization	TBD
CA007000201	MC00	1	701170	Vacant Undergoing Modernization	TBD
CA007000201	MC00	2	701171	Vacant Undergoing Modernization	TBD
CA007000201	MC00	3	701172	Vacant Undergoing Modernization	TBD
CA007000201	MC06	1	701173	Vacant Undergoing Modernization	TBD
CA007000201	MC08	1	701174	Vacant Undergoing Modernization	TBD
CA007000201	MC08	2	701175	Vacant Undergoing Modernization	TBD
CA007000201	MC08	3	701176	Vacant Undergoing Modernization	TBD
CA007000201	MC08	4	701177	Vacant Undergoing Modernization	TBD

CA007000201	MC16	1	701178	Vacant Undergoing Modernization	TBD
CA007000201	MC16	2	701179	Vacant Undergoing Modernization	TBD
CA007000201	MC16	3	701180	Vacant Undergoing Modernization	TBD
CA007000201	MC16	4	701181	Vacant Undergoing Modernization	TBD
CA007000201	MC34	4	701182	Vacant Undergoing Modernization	TBD
CA007000201	MC34	3	701183	Vacant Undergoing Modernization	TBD
CA007000201	MC34	2	701184	Vacant Undergoing Modernization	TBD
CA007000201	MC34	1	701185	Vacant Undergoing Modernization	TBD
CA007000201	MC26	4	701186	Vacant Undergoing Modernization	TBD
CA007000201	MC26	3	701187	Vacant Undergoing Modernization	TBD
CA007000201	MC26	2	701188	Vacant Undergoing Modernization	TBD
CA007000201	MC26	1	701189	Vacant Undergoing Modernization	TBD
CA007000201	MC24	1	701190	Vacant Undergoing Modernization	TBD
CA007000201	388M	1	701191	Vacant Undergoing Modernization	TBD
CA007000201	460M	1	701192	Vacant Undergoing Modernization	TBD
CA007000201	421E	1	701193	Vacant Undergoing Modernization	TBD
CA007000201	481E	1	701194	Vacant Undergoing Modernization	TBD
CA007000201	504L	1	701195	Vacant Undergoing Modernization	TBD
CA007000201	506L	1	701196	Vacant Undergoing Modernization	TBD
CA007000201	506L	2	701197	Vacant Undergoing Modernization	TBD
CA007000201	510L	1	701198	Vacant Undergoing Modernization	TBD
CA007000201	507L	1	701199	Vacant Undergoing Modernization	TBD
CA007000201	507L	2	701200	Vacant Undergoing Modernization	TBD
CA007000201	RD33	4	701201	Vacant Undergoing Modernization	TBD
CA007000201	RD33	3	701202	Vacant Undergoing Modernization	TBD
CA007000201	RD33	2	701203	Vacant Undergoing Modernization	TBD
CA007000201	RD33	1	701204	Vacant Undergoing Modernization	TBD
CA007000201	RC25	4	701205	Vacant Undergoing Modernization	TBD
CA007000201	RC25	3	701206	Vacant Undergoing Modernization	TBD
CA007000201	RC25	2	701207	Vacant Undergoing Modernization	TBD
CA007000201	RC25	1	701208	Vacant Undergoing Modernization	TBD

CA007000201	RD13	4	701209	Vacant Undergoing Modernization	TBD
CA007000201	RD13	3	701210	Vacant Undergoing Modernization	TBD
CA007000201	RD13	2	701211	Vacant Undergoing Modernization	TBD
CA007000201	RD13	1	701212	Vacant Undergoing Modernization	TBD
CA007000201	RD05	4	701213	Vacant Undergoing Modernization	TBD
CA007000201	RD05	3	701214	Vacant Undergoing Modernization	TBD
CA007000201	RD05	2	701215	Vacant Undergoing Modernization	TBD
CA007000201	RD05	1	701216	Vacant Undergoing Modernization	TBD
CA007000201	B_0001	1	701217	Vacant Undergoing Modernization	TBD
CA007000201	SA07	1	701218	Vacant Undergoing Modernization	TBD

We request to continue exclusion of **2 units** (effective date listed below) from dwelling status for the period July 1, 2017 through June 30, 2018.

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

Other Capital Grant Programs

The Housing Authority of the County of Sacramento plans on submitting an application for the Emergency Safety and Security Grants, if funding becomes available, 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 08/13/2017"