

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
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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	<p>PHA Name: <u>Housing Authority of the County of Sacramento</u> PHA Code: <u>CA007</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>1,013</u> Number of Housing Choice Vouchers (HCVs) <u>12,793</u> Total Combined Units/Vouchers <u>13,429</u></p> <p>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 2019 Mid-Year 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;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;">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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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 type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>This PHA Plan is being revised to include an updated definition for substantial deviation to the PHA Plan and the following attachments:</p> <ul style="list-style-type: none"> • Attachment R – Rental Assistance Demonstration (RAD) • Resident rights, participation, waiting list and grievance procedures listed in the following: <ul style="list-style-type: none"> ▪ PIH Notice 2012-32, REV-3, Section 1.6 ▪ Joint Housing PIH Notice H-2016-17/PIH-2016-17 ▪ Supplemental Guidance PIH-2018-11/H-2018-05 <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Located in the attached 2020 Admissions and Continued Occupancy Policy, Chapter 4: Resident Selection and Assignment Plan,</p> <ul style="list-style-type: none"> • M. Deconcentration of Poverty and Income-Mixing
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>

B.3	Civil Rights Certification. 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.
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (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 2019. 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 2018 to improve the quality of service for the operations, maintenance and administration of assisted housing:

- * Quality Control
 - Evidence Training
 - Uniform Physical Condition Standard (UPCS)
 - Tax Credit
 - Rent Calculation
 - Mental Health First Aid Training
- Fair Housing
Family Self Sufficiency
Fire Life Safety

Goal: Increase assisted housing choices

Progress:

- The PHA continues to conduct proactive 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, provided, and participants achieved the following services through its Resident Opportunity for Self Sufficiency - Family Self Sufficiency (FSS) program in 2018:

- Twenty participants referrals for Health Care Services
- Ten participants received transportation services to enable service provision/employment
- Six participants successfully graduated the FSS program
- One participants graduated and purchased a home
- One participants earned her GED
- Outreached to 881 residents
- 70 FSS participants were referred to jobs
- 40 participants completed financial literacy/management workshops
- 318 Participants completed one on one financial counseling
- Four participants completed homeownership counseling
- Two participants opened bank accounts
- Seven FSS participants successfully graduated in 2018
- Two FSS participants purchased homes, one participant purchased a home from SHRA's Welcome Home Program
- HCV – FSS partnered up with Golden 1 and Neighbor Works to provide financial workshop series to participants on a monthly basis
- A total of 34 events were sent out to all HCV – FSS participants which included workshops, hiring events and career fairs
- One FSS participants completed their Bachelor's degrees
- Six participants received transportation services to enable service provision and employment assistance.
- Forty Four percent of HCV FSS participants have accumulated escrow balances and maintained steady employment for more than one year
- Twelve participants are projected to graduate in 2019

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.

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. “ See HUD Form 50075.2 approved by HUD on 07/10/2019”</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."

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.

Chapter 4 – ESTABLISHING PREFERENCES AND MAINTAINING THE TENANT BASED VOUCHER WAIT LIST, Page 4-6
G. MAINSTREAM VOUCHERS

The PHA received an allocation of 89 Mainstream vouchers in 2018 and will create a new preference for non-elderly homeless persons with disabilities. Families currently on the tenant-based wait list will be queried to determine if they meet this criterion and they will be selected out of order in sufficient number to utilize the allocated Mainstream vouchers. When the tenant-based wait list has been exhausted of non-elderly homeless persons with disabilities, the PHA will give a preference to families meeting this criterion referred from partnering agencies.

Chapter 3 A. OPENING/CLOSING OF THE WAIT LIST (24 CFR §§ 982.206, 982.54(d)(1))

The PHA will announce the closing of the wait list by ~~public notice~~ posting the closing date on www.sacwaitlist.com. When the period for accepting pre-applications is over, the PHA will not accept additional pre-applications or maintain a list of those who wish to be notified when the wait list is open as this would be administratively burdensome to the PHA.

Chapter 12, Increases in Income

The PHA will not process an interim rent adjustment if all reported changes result in an overall income increase, **unless requested in writing by the participant**. If an increase in income is due to an addition to the household, the PHA will process a rent adjustment to include the income of the household addition.

Chapter 17, Paragraph A.

A. Repayment of Debts to the PHA

When a family is determined to have incurred a debt to the PHA due to underreporting or the failure to report a change in income or household composition in a timely manner; the PHA will meet with the family to inform them about the debt and about the process used to identify and calculate the debt.

The family is required to reimburse the PHA for the difference between the tenant rent that should have been paid and the tenant rent that was calculated in accordance with HUD's rent formula. The difference is called retroactive rent. The family will be given the opportunity to make full repayment of the debt at that time or the family may enter into a repayment agreement with the PHA.

In the case of unapproved member(s) in the subsidized unit when the PHA is unable to accurately calculate the household income; the PHA will require repayment of 100% of the housing assistance payments and utility reimbursement payments for the timeframe of the residency of the unapproved household member(s).

Chapter 17, Paragraph A

Repayment Time Period:

The period in which the retroactive rent balance will be repaid is based on the monthly payments and original retroactive balance.

A minimum monthly repayment of fifty dollars (\$50) will be established for families whose repayment calculation equals less than the minimum repayment.

GLOSSARY, page GL-4

DISPLACED FAMILY: A family in which each member, or whose sole member, is a person:

1. displaced by governmental action resulting from the:
 - a. prepayment of a mortgage or
 - b. voluntary termination of a mortgage insurance contract or
 - c. termination from housing due to a lack of funding or
 - d. demolition or disposition of a public or Indian housing project, or
2. a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief (24 CFR 5.403)

SPORADIC INCOME: Income received less than three pay periods in the year

page GL-14 VETERAN:

a person who has served in the active military, who was called to active duty by a federal order of the United States at any time and who was discharged or released under conditions other than dishonorable.

Financial Resources

2020 Planned Sources and Uses		
1. PHA Anticipated Resources	Planned \$	Planned Uses
Annual Contributions for Section 8 Tenant-Based Assistance (2019)	\$104,431,263	12,793 is the maximum number of low income families that can be served.
Public Housing Operating Fund (2019)	\$2,537,687 (Est.)	Operations
Public Housing Capital Fund (2019)	\$1,400,071 (Est.)	Various
Other Anticipated Federal resources:	\$ 250,000, if awarded	Emergency Capital Fund Grant
2. Other Federal Grants (list below)		
Family Self Sufficiency Grant (2018)	\$ 138,000, if awarded	Public Housing Self Sufficiency
3. Prior Year Capital Funds		
2017 County CFP 2018 County CFP 2019 County CFP	\$0 (Est) \$650,013 (Est) \$2,088,918	Public Housing: <ul style="list-style-type: none"> • Operations • Management Improvements • Program Administration • Site Improvements • Dwelling Structures • Fees & Cost
4. Public Housing Tenant and Miscellaneous Income		
Rental Income (2019)	\$2,007,000 (Est)	Public Housing Operating Expenses
Miscellaneous Income	\$12,300 (Est)	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$6,500 (Est)	Public Housing Operating Expenses

Significant Amendment and Substantial Deviation/Modification

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

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

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

Significant Amendment Definition

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

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

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 was executed in 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). The Housing Authority will 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. All 218 public housing households were successfully relocated off-site in March of 2019. The Housing Authority received approval to demolish all of the existing properties in two phases, with the second phase of demolition completed in May of 2019 for the residential units, and the office was demolished in June of 2019.

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 all units within its public housing stock using the Rental Demonstration Program (RAD) and/or Section 18. Units listed below have or will be targeted for conversion to RAD and/or Section 18.

RAD Pilot		Bedroom Sizes					
AMP	Development Name	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	Total
[CA007000202]	Walerga - 8223 Walerga Road	x	x	24	x	x	24
[CA007000205]	9205 Elk Grove Blvd	x	16	x	x	x	16
[CA007000205]	El Paraiso - 4930 El Paraiso Avenue	36	x	x	x	x	36
[CA007000205]	Perry - 4500 Perry Avenue	x	x	10	x	x	10
Totals		36	16	34	0	0	86
Scattered Sites - Section 18							
<u>4 or Fewer Units</u>							
AMP	Development Name	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	Total
[CA007000202]	Rio Garden- 321 Eliza Street	x	8	18	13	3	42
[CA007000203]	Sun River- 6260 Mariposa Avenue	x	6	2	1	4	13
[CA007000205]	Pointe Lagoon- 5251 Young Street	x	x	5	4	0	9
Totals		0	14	25	18	7	64

Demolition and/or Disposition of Public Housing

The properties included in the proposed conveyance include:

Development name:	Rio Garden, Sun River, Pointe Lagoon
Development (project) number:	CA007000202, CA007000203, CA007000205
Activity type:	RAD Application
Application status:	Planned Application
Date application submitted:	2019/2020
Number of units affected:	646
Coverage of action:	All of the developments
Timeline for activity:	Estimated closing 2020
Properties included in the disposition:	All units

Development name:	Sun River
Development (project) number:	CA007000204

Activity type:	Disposition
Application status:	Application Approved
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 Demolition
Application status:	Application Approved 2/9/18
Date application submitted:	9/1/2017
Number of units affected:	218
Coverage of action:	All 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, Point Lagoon
Development (project) number:	CA007000202, CA007000205
Activity type:	Disposition and/or RAD
Application status:	Application Approved
Date application submitted:	2018
Number of units affected:	86
Coverage of action:	Partial Development
Timeline for activity:	Estimated closing 2020.
Properties included in the disposition:	8223 Walerga Rd, 9205 Elk Grove Blvd, 4930 El Paraiso Ave, and 4500 Perry Ave.

b. Additional properties proposed for conveyance include:

Development name:	Rio Garden, Sun River, , Pointe Lagoon	
Development(project) number:	CA007000202, CA007000203, CA007000205	
Activity type:	Section 18 – Disposition, and Demolition of 5248-50 Southwest Avenue	
Application status:	Planned Application	
Date application submitted:	2019/2020	
Number of units affected:	64	
Coverage of action:	Part of the development, 4 or Fewer Units	
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, 3813 DRY CREEK RD	3937-3939 RENICK WAY
3909, 3913 ALDER ST	3815, 3817 DRY CREEK RD	4037-4039 RENICK WAY
3640 BELDEN ST	3925 DRY CREEK RD	3940 ROSE ST
6412 BOLIN WAY	3725, 3727 HAYWOOD ST	5721 SAN MARCO WY
6421 BOLIN WAY	3733,3735 HAYWOOD ST	6224 SAN MARTIN
3618 BRANCH ST	1245 GRAND	1041 (CARMELITA AVE)
3640 BRANCH ST	6529 JUNEAU WAY	5248, 5250 SOUTHWEST AV
3641 CENTINELLA DR	6444 LA CIENEGA DR	6141, 6143, 6145 TERRELL DR
3833 CENTINELLA DR	6108 LAURINE	2615-2619 BRAVADO DR
3533, 3537 CYPRESS ST	3840, 3842 MAY ST	6305 VISTA
3718, 3728 CYPRESS ST	3844, 3846 MAY ST	2608-2610 EL PARQUE CR
10380-10382 S WHITELOCK RD		

Conversion of Public Housing to Project-Based Assistance under RAD

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

Project Based Vouchers

The PHA may issue a Request for Proposal (RFP) for Project Based Voucher (PBV) assistance to improve, develop, or replace a public housing property or property that it controls or has an ownership interest in without using a competitive process.

Veterans Affairs Supportive Housing (VASH) will be utilized for PBV units at Twin Rivers. Additional PBV are planned for the redeveloped site at Twin Rivers. Additionally, the PHA plans to issue an RFP in 2019 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, 2019, and before June 30, 2020.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA007000203	NC10	1	701731	Vacant Undergoing Modernization	02/12/2019
CA007000203	BE67	1	702317	Vacant Undergoing Modernization	1/18/2018

We request to exclude 5 (Special Use Units) units from dwelling status for the period of July 1, 2019 through June 30, 2020.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA007000202	BS04	1	707069	Special Use Other Resident Activities	11/14/2006
CA007000205	YOU9	4	701649	Non Dwelling Administrative uses	11/16/2006
CA007000205	YOU5	1	701832	Non Dwelling Administrative uses	4/8/2016
CA007000205	48TE	1	707546	Non Dwelling Administrative uses	8/11/2010
CA007000205	MULB	1	738154	Special Use: Self Sufficiency Activities	11/14/2006

Other Capital Grant Programs

The Housing Authority of the 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 7/10/19.

