

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																								
A.1	<p>PHA Name: <u>Housing Authority of the City of Sacramento</u> PHA Code: <u>CA005</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The 2019 Mid-Year PHA Annual Plan is available for viewing at the following locations:</p> <table border="0"> <tr> <td>Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814</td> <td>Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814</td> </tr> <tr> <td>Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814</td> <td>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"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Main Administrative Office of PHA 801 12th Street, Sacramento, CA 95814	Resident Advisory Board (RAB) Office 1725 K Street, Sacramento CA 95814	Housing Choice Voucher (HCV) And Housing Application Office 630 I Street, Sacramento, CA 95814	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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p><i>Our mission is to revitalize communities, provide affordable housing opportunities and to serve as the Housing Authority for the City and County of Sacramento.</i></p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year 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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

B. 5-Year Plan

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

Our mission is to revitalize communities, provide affordable housing opportunities and to serve as the Housing Authority for the City and County of Sacramento.

- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

There is a shortage of affordable rental housing for all eligible populations.

Goal 1: Maximize the current resources for housing programs

Objective 1: Maintain occupancy at no less than 97% (adjusted for units in modernization) each calendar year

Objective 2: Annually assess the policies regarding the Admissions and Continued Occupancy Policies (ACOP)

Goal 2: Increase the inventory of affordable housing units

Objective 1: Apply for additional State and Federal rental subsidies for tenant based rental assistance programs including additional vouchers, Rental Assistance Demonstration (RAD) conversions, and the Choice Neighborhood Initiative (CNI)

Objective 2: Leverage affordable housing resources in the community through public/ private partnerships for the creation of mixed use and mixed income housing.

Objective 3: Continue to assess the Housing Authority inventory to identify potential for disposition/demolition and mixed finance housing opportunities.

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

Objective 1: Increase the Score under the Management Assessment Subsystem (MASS), Physical Assessment Subsystem (PASS), Financial Assessment Subsystem (FASS), and Capital Fund Subsystems (CFSS) of the PHAS

Goal 4: Improve the Quality of Assisted Housing

Objective 1: Update the Admissions and Continued Occupancy Policy to implement the any new statutory or regulatory requirements and update any existing regulations.

Objective 2: Expand on the resident training program to include multi-skilled workers to promptly repair and maintain units that become vacant on a regular basis for faster and more efficient turnover of units, including the establishment of a highly skilled workforce to complete capital repairs.

Objective 3: Expand the supply of assisted housing by reducing the amount of public housing vacancies, not to exceed an adjusted vacancy rate of no more than 2%.

Objective 4: Evaluate internal procedures to minimize fraud within Housing Authority programs.

Objective 5: Abate or encapsulate lead based paint, and relocate all families with children under six, who are in immediate proximity to lead based paint, to unaffected units.

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Objective 6: Assure that carbon monoxide detectors are operable and exist in every federally assisted unit.

Objective 7: Convert all of Public Housing to a Section 8 platform utilizing HUD's Rental Assistance Demonstration (RAD) program or a Demolition/Disposition application to utilize a mix of public and private dollars to fund necessary residential and site improvements.

Goal 5: Provide an improved living environment

Objective 1: Implement public housing security improvements, such as increasing lighting, video surveillance, resident identification cards, tenant participation with Resident Associations, and crime prevention through environmental design features;

Objective 2: Redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents, such as public spaces and parking

Objective 3: Work with outside agencies to adopt supportive services to allow elderly tenants to age in place.

Objective 4: Promote public and private partnerships with the use of Capital funds to accelerate modernization projects and initiate mixed finance redevelopment opportunities with various HUD programs such as RAD, CNI, and disposition/demolition programs.

Objective 5: Enforce non-smoking policy and establish or continue to coordinate with Resident Advisory Board (RAB) and community programs for smoking cessation.

Objective 6: Encourage and support the formation of resident associations.

Goal 6: Encourage Self-Sufficiency

Objective 1: Establish and maintain relationships with community partners for educational, child care, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.

Objective 2: Assist tenants in training and employment opportunities by promoting and monitoring all contractors to comply with Section 3 requirements.

Objective 3: Develop a robust Section 3 program which includes a system to track Section 3 efforts and results.

Objective 4: Establish a Section 3 Registry for businesses to find potential low income individuals for employment opportunities.

Objective 5: Continued marketing efforts to develop the Family Self Sufficiency programs.

Goal 7: Increase assisted housing choices:

Objective 1: 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..

Objective 2: Provide information on the feasibility of homeownership, and other affordable housing options to increase the housing choices for public housing residents..

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Objective 1: Increase the number of project-based units in order to increase the housing choices for participants. .

Objective 4: Assess and implement policies and procedures, where necessary, to ensure the needs of housing residents are being met within the properties.

Objective 5: Inform Public Housing residents of latest HUD policy and guideline changes.

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

Objective 1: Increase the number and percentage of employed persons in assisted families by conducting annual activities such as job fairs and job training events.

Objective 2: Engage supportive service providers to improve assistance recipients' employability.

Objective 3: Encourage residents of public housing to join the Resident Trainee program.

Objective 4: Encourage residents of the Resident Trainee Program to pursue Agency positions for employment.

Objective 5: Engage supportive service providers to increase independence of the elderly or disabled households by continually attracting and providing supportive services.

Objective 6: Provide measures and opportunities to increase the income of residents to complement de-concentration and income-mixing.

Objective 7: Evaluate the need and the feasibility of the HUD "Step Up" program to provide jobs and job training opportunities on HUD-assisted construction projects to residents of public housing and other low-income people.

Objective 8: Pursue grant opportunities to fund self-sufficiency coordinator positions through HUD grants or other available sources.

Goal 9: Ensure equal opportunity and affirmatively further fair housing

Objective 1: Undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability.

Objective 2: Continue to implement the Section 504 and ADA transition plans.

Objective 3: Train and implement Limited English Proficiency (LEP) training with all staff and to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.

Objective 4: Implement the action plan set forth in the Fair Housing Analysis of Impediments.

Objective 5: Develop a Homelessness Prevention Initiative that includes management's utilization of emergency rental assistance, financial management tools and supportive living services such as mental health and other wellness programs with the focus on those high risk individuals, such as the homeless, youth, domestic violence victims, human trafficking survivors and the elderly.

Goal 10: Increase customer satisfaction

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Objective 1: Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, portals and interactive voice response systems

Objective 2: Increase the number residents paying rent through electronic transfer, i.e. Rent café

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

Objective 1: Continue to automate major operation components of electronic software such as work order processing and tracking, materials, inventory, and fixed assets to improve the efficiency and accuracy of financial accounting and reporting.

Objective 2: Continue to upgrade the computer network infrastructure with faster, more reliable, and redundant connections to increase overall productivity

Objective 3: Implement a content management system for more efficient retrieval of documents stored electronically on the network

Objective 4: Update or revise policies, including but not limited to changes on admissions, continued occupancy, management, rent collections, write offs, inspections, no smoking, occupancy guidelines, citizen sponsors, transfers, waiting lists, and self-sufficiency to improve the management of public housing and create healthier communities

Objective 5: Increase operational efficiencies through consultation with the Resident Advisory Board and other resident organizations to comply with regulatory/statutory requirements and/or the requirement to establish discretionary policies

Objective 6: Evaluate the conversion of some or all geographic waitlists to site-based waitlists

Objective 7: Review updated HUD regulations to adopt changes meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency

Objective 8: Continue to implement energy efficient cost saving measures on all properties

Objective 9: Work with community departments and higher education programs to pursue options to provide improvement to the quality of housing, living environment, and service programs

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year 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 continue to be successful and allows the authority to meet our Mission to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination.

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

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Progress: *The PHA has applied for the Emergency Safety and Security Grant to address safety and criminal activity in a specific community. Residents also received Fire Safety and Playground Safety training.*

Goal: *Improve the quality of assisted housing*

Progress:

The PHA staff attended the following trainings in 2017 for the operations, maintenance and administration of assistant 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, non-profits, and businesses to partner to increase options for low-income residents.*
- *The PHA continues to research the feasibility of changes to homeownership, and other affordable housing options to increase the housing choices for public housing residents.*

Goal: *Improve community quality of life and economic vitality*

Progress:

- *The PHA has a Resident Service Department that includes one Family Self Sufficiency Coordinator and two Service Coordinators that provide resources, referrals, goal setting for residents seeking economic self-sufficiency, access to a variety of programs, and supportive services*
- *The PHA has approximately 25 Resident Trainees participating in the Resident Training Program.*
- *The PHA continues to fine-tune its processes to help residents identify the critical needs and coordinate them across the supportive services through resident services.*
- *The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions.*

Goal: *Promote self-sufficiency and asset development of families and individuals*

Progress:

The Jobs Plus Pilot Program Grant has allowed us to develop locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing. We continue to work on increasing outreach to residents of the Marina Vista and Alder Grove communities. Each quarter we host a community event to build meaningful sustainable connections and foster relationships with residents. Currently, we

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have approximately 453 participants enrolled in the Jobs Plus Program. Of those enrolled 274 are employed. Those residents who have not obtained employment or who have lost their jobs utilize the resources provided at the Jobs Plus center to get back on their feet. Resources include transportation, emergency food distribution and referral services.

The PHA linked, provided, and participants achieved the following services through its Resident Opportunity for Self Sufficiency - Family Self Sufficiency (FSS) and Service Coordination programs in 2018:

- *One residents enrolled in High School/GED Program and one resident earned their GED*
- *Outreached to 401 residents*
- *Twenty-two residents completed Financial Literacy/ Management classes*
- *Two Hundred Seven residents received Health Referrals*
- *One Hundred Sixty Four resident were referred to employers and 41 youth received employment applications*
- *Four residents completed financial counseling and/or homeownership workshops.*
- *207 Residents referred to Holiday Assistance programs*
- *5 residents engaged in Civic Engagement*
- *5 residents led STEM and Drone Technology education*
- *Approximately 12 students received STEM, Drone Technology, and/or 3D Printing Technology*
- *Provided approximately 7 residents received Health, Fitness, and Nutrition education*
- *18 youth received youth engagement activities*
- *1 student attended a Virginia Tech engineering summer camp*
- *4 residents enrolled in childcare programs*
- *5 youth attended a Community College Campus Tour*
- *16 students participated in expressive art*
- *5 residents enrolled in High School Diploma program*
- *Approximate 4 residents received entrepreneurship education*
- *Three residents graduated the program in 2018.*
- *Seven residents are projected to graduate the FSS program 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 families with limited English speaking skills.*
- *Continues to ensure that fair housing efforts continue to be implemented.*

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

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

- *Chapter 17: Violence Against Women Act & Domestic Violence (ACOP)*

B. 5-Year Plan

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Significant Amendment and Substantial Deviation/Modification

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

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

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

Significant Amendment Definition

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

- 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.*

B.6 Resident Advisory Board (RAB) Comments.

Updated after Public Hearing on September 4, 2019.

B.7 Certification by State or Local Officials.

Submitted after approved by governing Boards on September 18, 2019.