

B.	Plan Elements					
B.1	<p>Revision of Existing 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 type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input 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 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> <ul style="list-style-type: none"> Financial Resources has been updated with current data. Operations and Management has updated information revised in the Admission and Continued Occupancy Policy (ACOP). Community Service and Self-Sufficiency Program has provided updates with information on the programs and residents being served. <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <ul style="list-style-type: none"> Located in the attached 2024 ACOP, Chapter 4, Resident Selection and Assignment Plan, 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 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 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 Rental Assistance or Project-Based Vouchers 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>					

(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.

Mixed Finance Modernization or Development

The Housing Authority intends to modernize and convert all units within its public housing stock using the Rental Demonstration Program (RAD), Section 18 and/or Tenant Based Assistance. Units listed below have or will be targeted for conversion to RAD and/or Section 18. These conversions may also utilize a Section 18 RAD Blend.

RAD 6 CENTRAL CITY III		Number of Bedrooms					
AMP	Development Name	1	2	3	4	5	Total
CA005000103	Comstock – 1725 K Street	80	0	0	0	0	80
							80

RAD 7		Number of Bedrooms					
AMP	Development Name	0	1	2	3	4	Total
CA005000102	Marina Vista – 240 Seavey Circle	3	44	157	148	39	391
							391

Demolition and/or Disposition of Public Housing

The properties included in the proposed conveyance include:

Development name:	Alder Grove, Marina Vista and Central City
Development number:	CA005000101, CA005000102 and CA005000103
Activity type:	RAD Application
Application status	Planned Application
Date of application:	2025/2026
Number of units affected:	391
Coverage of action:	All Developments
Timeline of activity:	Pre-Development 2027 Estimated closing 2028
Properties included:	All Units

Development name:	Central City
Development number:	CA005000103
Activity type:	Disposition and/or RAD
Application status	Application Approved
Date of application:	2024/2025
Number of units affected:	80
Coverage of action:	Pre-development
Timeline of activity:	January 2027 to December 2028 for Pre-development
Properties included:	1725 K Street

Development name:	Oak Park
Development number:	CA005000105
Activity type:	Partial Disposition
Application status	Approved Application
Date of application:	2023/2024

Number of units affected:	0
Coverage of action:	Permanent Easement Levee Flood Control
Timeline of activity:	April 2024
Properties included:	1000 RIO Lane

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD:

The Housing Authority of the City of Sacramento (HACS) may look to utilize the demolition/disposition for its property at 1725 K Street, to explore if it meets the requirements of obsolescence. This is an 80-unit 1-bedroom senior building which had been previously submitted for consideration of disposition. The exploration of the viability of demolition/disposition is part of the Housing Authority's efforts to reposition its Public housing assets.

In addition, HACS may look into the conversion of its Marina Vista property (CA005000102) through a multiple phase approach. This is a 391 unit community that sits on nearly 30 acres of land in Sacramento, California. The Housing Authority may also explore if this property will meet the definition of obsolescence as it considers how to best reposition its Public Housing assets.

Project Based Vouchers

The PHA will apply 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.

Units with Approved Vacancies for Modernization.

Per 24 CFR § 990.145 (a)(2) and PIC Notice 2011-7 (HA), the Sacramento Housing and Redevelopment Agency (Ca005-City) 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.

Additionally, the Housing Authority of the City of Sacramento has units in CA005000101 and CA0050000102 built in the 1940's. Some of the units contain flooring with asbestos that do not present an immediate health and safety issue as long as the flooring is not disturbed. It has been the practice of the PHA to remedy the issue at the time of vacancy turn.

We request to continue exclusion of 5 units (effective date listed below from dwelling status for the period of July 1, 2024, to June 30, 2025.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA005000101	267 K	8	501234	Vacant Casualty Loss	01/20/2024
CA005000102	312R	7	502050	Vacant Casualty Loss	01/23/2024
CA005000102	49SE	4	502358	Vacant Casualty Loss	01/23/2024
CA005000103	KSTR	1	505170	Vacant Casualty Loss	02/15/2024
CA005000107	CYPB	1	511784	Vacant Casualty Loss	01/31/2024

We request to exclude 12 units listed below from dwelling status for the period of July 1, 2024, to June 30, 2025.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA005000101	730R	2	501144	Vacant Undergoing Modernization	10/21/2023
CA005000102	113S	2	502107	Vacant Undergoing Modernization	08/02/2023
CA005000102	113S	4	502105	Vacant Undergoing Modernization	07/17/2023
CA005000102	113S	5	502104	Vacant Undergoing Modernization	08/02/2023
CA005000102	113S	1	502108	Vacant Undergoing Modernization	09/29/2023
CA005000102	33SE	2	502147	Vacant Undergoing Modernization	12/20/2023
CA005000102	5T70	4	502168	Vacant Undergoing Modernization	10/6/2023
CA005000102	2456	2	519624	Vacant Undergoing Modernization	11/21/2023

CA005000102	2464	1	519627	Vacant Undergoing Modernization	11/21/2023
CA005000102	MD03	1	522121	Vacant Undergoing Modernization	08/18/2023
CA005000104	MD03	1	522123	Vacant Undergoing Modernization	10/18/2023
CA005000104	3RD3	1	519778	Vacant Undergoing Modernization	09/29/2023

We request to exclude 20 units from dwelling status for the period of July 1, 2024, through June 30, 2025.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Dates
CA005000101	776R	1	501105	Non-Dwelling Unit Special Use: Self Sufficiency Activities	9/17/2005
CA005000101	752R	1	501117	Non-Dwelling Unit Special Use: Self Sufficiency Activities	7/17/2012
CA005000101	752R	2	501118	Non-Dwelling Special Use: Other Resident Activities	4/24/2015
CA005000101	264M	1	501309	Non-Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000101	264M	2	501310	Non-Dwelling Special Use: Self Sufficiency Activities	09/17/2005
CA005000102	97SE	1	502114	Non-Dwelling Special Use: Self Sufficiency Activities	07/01/2012
CA005000102	249S	1	502313	Non-Dwelling Special Use: Self Sufficiency Activities	05/19/2011
CA005000102	249S	2	502314	Non-Dwelling Special Use: Administrative Uses	5/19/2011
CA005000102	249S	3	502315	Non-Dwelling Special Use: Self Sufficiency Activities	5/19/2011
CA005000102	249S	4	502316	Non-Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	5	502317	Non-Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	6	502318	Non-Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	7	502319	Non-Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	249S	8	502320	Non-Dwelling Special Use: Self Sufficiency Activities	9/17/2005
CA005000102	30SE	1	502363	Non-Dwelling Special Use: Other Resident Activities	5/19/2011
CA005000103	KSTR	1	505125	Non-Dwelling Special Use Other Resident	10/01/2012

						Activities	
	CA005000104	1CC5	2	511446		Non-Dwelling Special Use: Administrative Uses	7/1/2012
	CA00500105	35TB	4	519128		Non-Dwelling Special Use: Administrative Uses	3/13/2012
	CA00500107	RWAB	1	511309		Non-Dwelling Special Use: Administrative Uses	5/19/2011
	CA00500107	RWAB	1	511310		Non-Dwelling Special Use: Administrative Uses	5/19/2011

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Housing Authority of the City of Sacramento's (HACS) mission is to revitalize communities, provide affordable housing opportunities and to serve as the Housing Authority for the City and County of Sacramento.</p> <p>The PHA continued 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 allow the authority to meet our Mission to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination</p> <p>The PHA has successfully converted the collection of properties referred to as RAD 3 Central City II as of June 20th, 2023. Construction will begin on these properties in July 2023 with a construction completion date of May 2024. Construction was completed on the Central City I (RAD 2) project as of December 31, 2022.</p> <p>Significant Amendment and Substantial Deviation/Modification</p> <p>The PHA hereby defines "significant amendment" and "substantial deviation/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 significant amendments or substantial deviations/modifications.</p> <p>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.</p> <p>The Housing Authority of the City of Sacramento is also including its definition of substantial deviation to the PHA Plan to include the following language:</p> <p>As part of the Rental Assistance Demonstration (RAD), the Housing Authority of the City of Sacramento (HACS) is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> The decision to convert to Project Based Voucher Assistance; Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Approved by HUD on <u>7/24/2024</u></p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Recommendation: We recommend management to assign a person that verifies all relevant documents are gathered and added to the tenant file before processing new move ins.</p> <p>Recommendation: We recommend management to assign a person that verifies all the documents are in place before processing the determination of eligibility.</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Agency received an initial letter dated May 8, 2024, advising of "Trouble Status". HUD will conduct a site review the week of August 26, 2024.</p>
D. Affirmatively Furthering Fair Housing (AFFH).	

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

- HACS 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.
- HACS uses its Language Access Plan to provide information and forms to individuals and families with limited English-speaking skills.
- HACS staff continue to attend annual Fair Housing Trainings provided by HUD and internally to ensure that fair housing efforts continue to be implemented.
- HACS staff attend training from the California Civil Rights Division for fair housing training.
- Staff are encouraged to share experiences and identify fair housing issues facing their communities. HACS staff is actively working on how to resolve these issues.
- HACS staff is in rotation to attend and observe RA Committee meetings.
- HACS staff are encouraged to subscribe to HUD Exchange for additional fair housing information and webinars.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

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. (24 CFR §903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(ii)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(iii))

☐ **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 (24 CFR §903.7(l)). Provide 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 subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** 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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

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))

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:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ **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:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/demo/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, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **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 under the Voluntary or Mandatory Conversion programs.** 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 under the Rental Assistance Demonstration (RAD) program.** 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **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](#) and [Notice PIH-2017-03](#). (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 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.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 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))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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)

C.2 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

C.5 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. Include dates in the description and most recent revisions of these documents as attachments. 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)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Annual Plan Elements

B1. Revision to the PHA Plan Elements

Financial Resources

2025 Planned Sources and Uses		
1. Sources	Planned \$	Planned Uses
Public Housing Operating Fund	6,500,000	Operations
Public Housing Capital Fund	4,991,794	Various
2. Other Federal Grants (list below)		
HRH GRANT	\$5,000,000	PH Mold remediation
ESSG	\$250,000	PH Security Cameras
3. Prior Year Capital Funds		
2021 City CFP	4,123,547	Public Housing Maintenance
2022 City CFP	5,009,657	Operations
4. Public Housing Tenant	5,218,068	Public Housing Operating
Rental Income (2021)		Expenses
Miscellaneous Charges to Tenants	50,000 (EST)	Public Housing Operations
Miscellaneous Income	120,000 (EST)	Public Housing Operating
		Expenses

B5. 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))

Goal 1: Maximize the current resources for housing programs

- HACS occupancy rate is currently 89 % and the PHA is working towards achieving and maintaining 96%
- HACS annually assesses its policies regarding the ACOP.
- 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.
- The PHA is following its asset repositioning plan by continuing to convert Public Housing properties through Rental Assistance Demonstration to the Project Based Section 8 program which expands assisted housing choice options.

Goal 2: Increase the inventory of affordable housing units

- Received additional Tenant Protection Vouchers for the replacement of SAC approved disposed properties.
- Received a CHAP for Housing Authority properties and will leverage the RAD properties through public and private partnerships.
- Continued the evaluation of the current remaining inventory to identify the best housing opportunities.

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

- The PHA's goal is to increase our Physical Assessment Subsystem (PASS) score to obtain High Performer status.

Goal 4: Improve the Quality of Assisted Housing

- Updated the ACOP to implement any new statutory or regulatory requirements and updated any existing regulations including HOTMA.
- Educated staff to identify EIV discrepancies to mitigate fraud.
- Applied for a grant to abate and remediate lead-based paint
- Received a grant to upgrade the lighting at some city properties
- Received a Emergency Security and Safety grant to add security systems to select properties
- Completed a project to replace current detectors with carbon monoxide/smoke detectors containing voice alerts.
- The PHA converted 59 Public housing units to a Project based Section 8
- Received HUD 2023 REAC Improvement Award
- The PHA has received previous iterations of the Emergency Safety and Security Grant to address safety and criminal activity in specific communities
- The PHA was awarded a health and safety grant for mold remediation and will continue to identify and apply for funding resources as they become available.
- PHA Staff have attended multiple training courses for the operations, maintenance, and administration of assistant housing.

Goal 5: Provide an improved living environment

- Continuing security improvements to its public housing properties with increased lighting, video surveillance, and resident access cards for use with its controlled access systems.
- The PHA has Included in its scope of work for RAD and disposed properties with updated and/or new amenities.
- The PHA works with an elderly disabled service provider for supportive services to our elderly residents.
- Utilized Capital Funds to promote public and private partnerships for its RAD project and continues to work on updates and upgrades on current public housing units.
- The PHA supports the ten (10) current associations and the formation of new resident associations.
- The PHA continues to develop new training modules of the new Simulated Unit Integrated Training Environment (S.U.I.T.E.) training program to improve the skill sets of the maintenance workers to complete work order requests in an efficient manner. This is now an onboarding program for maintenance.
- The PHA used its capital funds to replace the gas lines at its Alder Grove Community, among other capital improvement projects throughout the City of Sacramento.
- The PHA implemented a project for mold testing and abatement
- The PHA's Resident Service Department that includes, one Family Self Sufficiency Coordinator and two Service Coordinators are providing resources, referrals, goal setting for residents seeking economic self-sufficiency and access to various supportive services.
- The PHA conducts an annual needs assessment survey with residents
- The PHA has approximately 8 Resident Trainees
- The PHA has added a Maintenance apprenticeship program

Goal 6: Provide an improved Living environment

- Partnered with several community partners to assist in helping participants become economically independent including assistance with financial management.
- Continues to market the FSS programs to residents through the RAB, referrals, emails, website, telecommunication services, and community events.
- Hold meetings with the Section 3 Program to get residents informed and interested in upcoming Section 3 opportunities.
- Collaborate with Section 3 in providing training opportunities and employment leads. Efforts will include utilizing Resident Services One-Call system, zoom presentations and emails to outreach and engage residents in recruitment, enrollment and participation in Agency and/or community-based trainings.
- Set up computer learning centers where students and adults can utilize the computers for homework, research, job searches, resume preparation, skills training, and communication.

Goal 7: Increase assisted housing choices:

- Continuing outreach and building relationships with State and local governmental agencies to increase options for low-income residents.
- Through its Resident Services program, provided resources for first-time homeownership opportunities.
- Assessing and updating its policies and procedures to ensure the needs of the residents are being met.
- Annually providing a 45-day Public Notice and Hearing for any updated policy and guideline changes.
- Increased the number of PBVs to 192

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

- 12 Residents graduated from the FSS Program in 2023/24
- 5 Residents projected to graduate the FSS program during the remainder of 2024
- Resident referred 29 residents to employers; 5 residents gained employment
- Provided resume support to four residents
- Transportation support: Distributed 19 gas cards and 62 bus passes to residents
- SHRA Diaper Distribution Program: Distributed 630,975+ diapers
 - Distributed 100 packages of diaper wipes to program participants
 - Distributed 400 \$15 Safeway gift cards to program participants
- Distributed 12 school supply bags to residents
- Supported two residents with attaining furniture from Furniture for Families
- Distributed six food bags to residents
- Hosted the SHRA Jobs & Resources Fair for Public Housing residents and HCV participants. Attendees learned about job and training opportunities, attained resource information, received Slim & Husky's pizzas, and entered a raffle for \$25 (3) and \$50 (1) Target gift cards
 - 17 adults and five children attended the fair, went to every resource table, and received FREE Slim & Husky's pizza.
 - 14 PH residents, 2 HCV participants, 1 HCV applicant
 - Eight community organizations participate and shared resources/information
 - Four residents won raffle prizes: 3 \$25 Target gift card and one \$50 gift card
- Partnered with Sacramento Police Department and Target to host Youth Game Night for 28 Marina Vista and Alder Grove youth residents. Five parents/guardians also attended. Attendees played board games, listened to music, and ate pizza and cookies.
- Partnered with Assemblymember Kevin McCarty, American Water, PG&E, and Raley's to provide 260 residents (MV/AG) with holiday meal bags that included holiday meal items, recipes, a holiday greeting card, and a \$20 Raley's gift card.
- Partnered with Sacramento Police Department and the Bobby Jackson Foundation to provide 33 residents (MV/AG) with a frozen turkey

- and a bag of holiday meal sides.
- Partnered with Councilmember Katie Valenzuela and Sacramento Literacy Foundation to host a Christmas Giveaway.
 - 522 0 – 18-year-old children (159 PH households) received holiday gifts
 - Sacramento Literacy Foundation gave all 522 children/youth a free book
- Youth residents participated in the HAI Group 2024 Playground Safety Poster and Essay Contest (Theme: Safety Among the Stars: Creating Stellar Playground Spaces)
 - Nine youth residents created posters that were submitted to the HAI Group national judging
 - One youth resident won 2nd place in the 6 – 8-year-old poster category
 - One youth resident won 3rd place in the 9 – 11-year-old essay category
- Partnered with Sacramento Police Department to host a Bicycle Safety Jamboree to teach residents bike safety, practice safe riding with bike helmets, and giveaway items, including toys, youth police badges, keychains, and a safety activity workbook.
- Partnered with financial institutions to host financial education and homeowner workshops for residents
- Shared weekly resources and opportunities to ALL public housing residents, including health services, financial counseling, homeownership, civic engagement, health, fitness, nutrition, youth activities, childcare, higher education, grief counseling, therapy, dental services, food access, rent assistance, utility assistance, tutoring, job fairs, transportation assistance, youth employment, digital literacy, workforce development, and more.

Goal 9: Ensure equal opportunity and affirmatively further fair housing

- PHA Staff 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 updated the current Language Access Plan, to provide information and forms to individuals and families with limited English-speaking skills.
- Staff continues to attend annual Fair Housing Trainings provided by HUD and internally to ensure that fair housing efforts continue to be understood and implemented.
- Staff attends the California Civil Rights Fair Housing webinars annually
- Staff are encouraged to share experiences and identify fair housing issues facing their communities. HACS staff is actively working on how to resolve these issues.
- HACS staff is in rotation to attend and observe RA Committee meetings.

Goal 10: Increase customer satisfaction

- The Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento have a combined total of one-thousand, four-hundred -eight (1438) registered residents in Rent Café for electronic rent payments and as of July 2024.
- A combined total of three-hundred ninety -seven (594) residents who have paid their rent using the electronic rent payment system in June 2024.
- The PHA continues to create field staff Standard Operating Procedures to improve both the skill set of its staff and the efficiency of its business processes.
- Expanded opportunities for resident engagement using virtual meetings.
- Implemented monthly trainings for all staff

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

- Implemented monthly trainings for all staff
- The PHA will continue to review and create Standard Operating Procedures (SOP) for Staff to follow
- Continues to regularly review HUD regulations, PIH Notices and policies to adopt changes to reduce administrative costs, increase program efficiency, improve tenant benefits, and foster self- sufficiency