Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires: 9/30/2027**

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	**PHA Information.**

A.1

PHA Name: Housing Authority of the County of Sacramento **PHA Code**: CA

PHA Type: ☐ Standard PHA ☑ Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 645 **Number of Housing Choice Vouchers (HCVs)** 13,807

Total Combined Units/Vouchers 14,452

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

The draft 2027 PHA Annual Plan is available for viewing at www.shra.org and the following locations:

Main Administrative Office of the PHA
801 12th Street, Sacramento, CA 95814

Sacramento Resident Advisory Board (SRAB)
1725 K Street, Sacramento, CA 95814

Housing Choice Voucher (HCV)
630 I Street, Sacramento CA 95814

Legal Services of Northern California
1515 12th Street, Sacramento, CA 95814

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☑	☐	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☑	☐	Financial Resources.
☐	☑	Rent Determination.
☑	☐	Operation and Management.
☐	☑	Grievance Procedures.
☐	☑	Homeownership Programs.
☑	☐	Community Service and Self-Sufficiency Programs.
☐	☑	Safety and Crime Prevention.
☐	☑	Pet Policy.
☐	☑	Asset Management.
☐	☐	Substantial Deviation.
☑	☐	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs has been updated

Financial Resource 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.

See Attachment B1

(c) The PHA must submit its Deconcentration Policy for Field Office review.

The Deconcentration language is in the attached 2027 Admissions and Continued Occupancy Policy (ACOP)

Chapter 4, Resident Selection and Assignment Plan, M. Deconcentration of Poverty and Income-Mixing, 4-10

The Deconcentration Language is in the attached 2027 Administrative Plan

? Chapter 1: Statement of Policies and Objectives
? Chapter 8: Voucher Issuance and Briefings
? Chapter 21: Project Based Housing Choice Voucher Program

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Choice Neighborhoods Grants.
☑	☐	Modernization or Development.
☑	☐	Demolition and/or Disposition.
☐	☑	Designated Housing for Elderly and/or Disabled Families.
☑	☐	Conversion of Public Housing to Tenant-Based Assistance.
☑	☐	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☑	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☑	☐	Project-Based Vouchers.
☑	☐	Units with Approved Vacancies for Modernization.
☑	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

Please see attachment B2

B.3	**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. Please see Attachment B3

B.4	**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. 2025-2029 5 -Year Action Plan approved 9/3/2025
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☑ ☐ (b) If yes, please describe: Weak Internal Control over Financial Reporting Significant Deficiency in Internal Control Over Compliance and other matters Material Weakness in Internal Control Over Compliance, Material Noncompliance
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☑ (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.

C.2	**Certification by State or 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.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** 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.
C.4	**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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☑ (b) If yes, include Challenged Elements.

C.5 **Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y	N	N/A
☑	☐	☐

(b) If yes, please describe:

Please see Attachments

a. Action Plan
b. Recovery Plan Executed on April 1,2025

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 Number of HCVs, PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(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 identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). 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)(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 maintaining 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 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)). Note: All coordination and activities must be consistent with federal civil rights obligations. 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 survivors of domestic violence, dating violence, sexual assault, or stalking; (**2)** Any activities, services, or programs provided or offered by a PHA that helps survivors 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 survivor 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(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), 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."

☐ **Choice Neighborhoods Grants. (1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (**2)** A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance). (1)** A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (**2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and 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, (1) 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: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 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 **(1)** 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 under Section 33; 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 the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** 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. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or 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)).

☐ **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 day 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-2021-35 (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 2021-35. (24 CFR 960.505) (24 CFR 903.7(b)) NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **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 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 24 CFR 983.55(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 (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **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 Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable 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(s)(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 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

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 (24 CFR 903.23(b)).

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).

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 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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. Plan Elements

B.1

2027 Planned Sources and Uses

1. Sources	Planned $	Planned Uses
Public Housing Operating Fund	$3,505,102	Operations
Public Housing Capital Fund	$2,221,739	Various Capital Activities
Operations Subsidy used for Capital Fund Activity	Up to $701,020	Operations and up to 20% of the operating subsidy will be utilized toward Capital Fund activities
2. Other Federal Grants (list below)		
HRH GRANT **ESSG** **FSS (PH and HCV)** **ROSS**	$39,000 $250,000 $219,808 $188,883	PH Security Cameras PH Safety and Security Measures FSS Coordinator Salary and Benefits ROSS Coordinator Salary and Benefits, Training, and Administrative Cost
3. Prior Year Capital Funds		
2025 County CFP 2024 County CFP	$2,168,964 $2,790,015	Capital Improvements
4. Public Housing Tenant Rental Income (2025)	$2,233,454 (EST)	Public Housing Operating
Miscellaneous Charges to Tenants	5,000 (EST)	Public Housing Operations
Miscellaneous Income	5,000 (EST)	Public Housing Operating Expenses

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N
- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☒ ☐ Mixed Finance Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

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. HACOS also intends to use the RAD/Section 18 Blend, if the projects meet all necessary requirements.

RAD 4 – Auburn Falls		# of Bedrooms						
AMP	Development Name	0	1	2	3	4	5	Total
CA007000203	Englebrook	0	2	14	0	0	0	16
CA007000203	Sunset Ridge	0	0	20	0	0	0	20
CA007000203	Tiara Terrace	0	8	6	6	0	0	20
CA007000203	Sierra Hill	0	8	6	6	0	0	20

RAD 5 – Greenback Grove		# of Bedrooms						
AMP	Development Name	0	1	2	3	4	5	Total
CA007000203	Dain	0	0	0	6	0	0	6
CA007000203	Coloma	0	0	0	16	0	0	16
CA007000203	El Parque	0	0	15	18	0	0	33
CA007000203	Portsmouth	0	0	0	9	0	0	9
CA007000205	Cassandra	0	0	20	0	0	0	20

Removal of Northcrest Circle from RAD 4 Application

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:	Approved Application
Date of application:	2021/2022
Number of units affected:	645
Coverage of action:	All developments
Timeline for activity:	Estimated closing 2028
Properties included:	All units

Development name:	Northcrest Circle
Development (project) number:	CA007000203
Activity type:	Section 18 Demolition and/or Disposition Application
Application status:	Not yet submitted
Date of application:	2026
Number of units affected:	28
Coverage of action:	All buildings and other improvements
Timeline for activity:	Public hearing 2026, Section 18 approval 2026, demolition 2027/2028
Properties included:	All units

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

The Housing Authority plans to convert all of it public housing units to RAD and request Tenant Protection Vouchers. The Housing Authority of the County of Sacramento (HACOS) convert the following properties over to RAD in 2024:

RAD 4 Sun River I (Project Name: Auburn Falls)
Engle Brook (5735 Engle Road, Carmichael, CA 95608) (16 Units)
Sunset Ridge (7501 Sunset Avenue, Fair Oaks, CA 95628) (20 Units)
Tiara Terrace (7500 Tiara Way, Citrus Heights, CA 95610) (20 Units)
Sierra Hills (6054 Shupe Drive, Citrus Heights, CA 95621) (20 Units)

RAD 5 Sun River II (Project Name: Greenback Grove)
Dain (2909 Dain court, Rancho Cordova, CA 95670) (6 Units)
Coloma (10730 Coloma Road, Rancho Cordova, CA 95670) (16 Units)
EL Parque (2701 El Parque Circle, Rancho Cordova CA 95670) (33 Units)
Tiara Terrace (2970 Portsmouth Drive, Rancho Cordova CA 95670) (9 Units)
Cassandra (9562 Cassandra, Sacramento Ca, 95827) (20 Units)

There are 8 non-ACC units that HACOS will be looking to project based at 10730 Coloma Rd to include with the 16 Public Housing units that share the property. These units will be included in the Greenback Grove project.

HACOS will also be looking to add additional units to its community at Cook Avenue. This project will be in pre-development and may use Project-based voucher and RAD for its conversion.

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 (CA007-County) 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.

We request to continue exclusion of 5 units (effective date listed below) from dwelling status for the period of July 1, 2026, to June 30, 2027.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Effective Date
CA007000202	BS04	1	707069	Non-Dwelling Administrative uses	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

We request to continue exclusion of 35 units (effective date listed below) from dwelling status for the period of July 1, 2026, to June 30, 2027.

Development Number	Building Number	Building Entrance	Unit Number	Exclusion Purpose	Effective Date
CA007000202	ALTD	6	772376	Vacant Undergoing Modernization	2/17/2026
CA007000205	48TB	1	707540	Vacant Undergoing Modernization	2/21/2025
CA007000205	48TD	1	707544	Vacant Undergoing Modernization	3/23/2025
CA007000205	48TF	1	707552	Vacant Undergoing Modernization	7/17/2025
CA007000205	BRUA	1	707501	Vacant Undergoing Modernization	3/25/2026
CA007000205	CW01	2	707227	Vacant Undergoing Modernization	4/23/2026
CA007000205	CW71	1	707216	Vacant Undergoing Modernization	4/29/2025
CA007000205	CW71	5	707220	Vacant Undergoing Modernization	8/5/2025
CA007000205	DB31	4	703316	Vacant Undergoing Modernization	1/22/2025
CA007000205	GRO3	1	707623	Vacant Undergoing Modernization	2/13/2026
CA007000205	NINA	10	701440	Vacant Undergoing Modernization	1/12/2026
CA007000205	NINA	9	701439	Vacant Undergoing Modernization	1/24/2025
CA007000205	PA01	1	703175	Vacant Undergoing Modernization	6/3/2026
CA007000205	PA03	1	703180	Vacant Undergoing Modernization	11/24/2025
CA007000205	PA05	1	703189	Vacant Undergoing Modernization	6/23/2026
CA007000205	PA05	1	703190	Vacant Undergoing Modernization	3/5/2026
CA007000205	PA05	1	703192	Vacant Undergoing Modernization	4/6/2026
CA007000205	SW00	4	703330	Vacant Undergoing Modernization	1/14/2025
CA007000205	SW01	2	703333	Vacant Undergoing Modernization	11/4/2024
CA007000205	SW01	3	703334	Vacant Undergoing Modernization	2/19/2025
CA007000205	YOU5	3	701834	Vacant Undergoing Modernization	3/10/2026

CA007000205	YOU5	4	701835	Vacant Undergoing Modernization	5/21/2025
CA007000202	BS02	2	707062	Vacant Undergoing Modernization	3/10/2026
CA007000202	BS04	4	707072	Vacant Undergoing Modernization	11/28/2024
CA007000202	DA01	1	707236	Vacant Undergoing Modernization	6/30/2025
CA007000202	DA02	1	707239	Vacant Undergoing Modernization	6/16/2025
CA007000202	DA02	1	707241	Vacant Undergoing Modernization	1/27/2026
CA007000202	DA02	1	707242	Vacant Undergoing Modernization	2/17/2026
CA007000202	DA02	1	707245	Vacant Undergoing Modernization	2/19/2025
CA007000202	DC9B	1	707443	Vacant Undergoing Modernization	8/11/2025
CA007000203	COOA	1	707475	Vacant Undergoing Modernization	5/26/2026
CA007000203	MA02	3	707081	Vacant Undergoing Modernization	12/19/2024
CA007000203	MA10	1	707278	Vacant Undergoing Modernization	5/15/2025
CA007000203	MA16	1	707280	Vacant Undergoing Modernization	9/10/2025
CA007000203	MA20	1	707285	Vacant Undergoing Modernization	11/25/2025

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

The PHA plans to apply for Emergency Safety and Security Grants for physical safety and security controls, devices, security and systems.

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))

The Housing Authority of the County of Sacramento's (HACoS) mission is to revitalize communities, provide affordable housing opportunities and to serve as the Housing Authority for the City and County of Sacramento.

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

Significant Amendment and Substantial Deviation/Modification

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.

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

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

- 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

Goal 1: Maximize the current resources for housing programs

- *HACoS occupancy rate is currently 91.08% and The PHA working towards achieving and maintaining 98%*
- *HACoS 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 goal is to increase our Physical Assessment Subsystem (PASS) score to obtain High Performer status.*

Goal 4: Meet the Section Eight Management Assessment Program (SEMAP) criteria to maintain a high performer rating

- *Continue to conduct quality control reviews to ensure calculation of adjusted income is accurate.*
- *Its SEMAP review team meets on a regular basis to share and review results files that were pulled for audit.*
- *Monitors the quality control rate throughout the year.*
- *Continue to assign Annual Recertifications to be completed for each participant at least once per year.*
- *Continue to exceed the number of required participants to maintain the Family Self-Sufficiency (FSS) program.*
- *Market the FSS program on the Agency's website and also mails a brochure to all participants with their Annual Recertification packet.*
- *Whenever a participant completes the FSS program, the PHA continues to backfill with a new participant***.**

Goal 5: Improve the Quality of Assisted Housing

- *Updated the ACOP to implement any new statutory or regulatory requirements and updated any existing regulations including HOTMA.*
- *Applied for a grant to abate and remediate lead-based paint*
- *Completed a project to replace current detectors with carbon monoxide/smoke detectors containing voice alerts.*
- *The PHA has received previous iterations of the Emergency Safety and Security Grant to address safety and criminal activity in specific communities*
- *PHA Staff have attended multiple training courses for the operations, maintenance, and administration of assistant housing.*

HCV has/is/will:

- *Conduct housing inspections, explain program requirements, provide guidance on lease compliance, and work with landlords to address housing quality issues.*
- *Educate landlords on program requirements and standards for housing quality.*
- *Educate participants about housekeeping, lease compliance, and how to report maintenance concerns.*

Goal 6: 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 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 9 Resident Trainees*
- *The PHA has added a Maintenance apprenticeship program*

HCV has/is/will:

- *Educate participants about rent calculations, payment responsibilities, and available financial counseling or budgeting resources.*
- *Educate participants about their rights and responsibilities under the voucher program and provide information on landlord-tenant relations.*
- *Assist with housing mobility by helping participants understand their options if they need to move to a unit, neighborhood, or new city that better meets their needs, when program rules allow.*

Goal 7: Encourage Self-Sufficiency

- *Partnered with a number of 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 training.*

- *Set up computer learning centers where students and adults can utilize the computers for homework, research, job searches, resume preparation, skills training, and communication*
- *HCV continues to hire and provide on-the-job training to public housing residents and HCV participants. Currently, there are two (2) Resident Trainees working in the HCV office and working in Public Housing*

Goal 8: Improve operational efficiency in the Housing Choice Voucher Program

- *Improved the process for applicants to apply for various housing programs at www.sacwaitlist.com*
- *Improved the landlord portal so landlords now have access to more information (i.e. results of recent inspections) at any time.*
- *Improved the resident portal so HCV participants can contact their case worker to ask questions and complete the annual recertification, upload documents and verifications and will soon be able to make appointments to see their caseworker.*
- *Continues to update policies and procedures to be consistent with HUD statutory and regulatory changes*

Goal 9: Increase assisted housing choices

- *Continues to outreach and build relationships with State and local governmental agencies to increase options for low-income residents.*
- *Through its Resident Services, provides resources for first-time homeownership opportunities.*
- *Is assessing and updating its policies and procedures to ensure the needs of the residents are being met.*
- *Provides annually through a 45-day Public Notice and Hearing updated policy and guideline changes*

HCV has/is/will:

- *Ensure participants are informed of the latest HUD policies and changes by providing updated information on the Agency's website.*
- *The Agency shares important information via social media.*
- *When applicable, the Agency communicates policy and guideline changes via mailings, email, webinars, in-person briefings and automated calls*

Goal 10: Promote self-sufficiency and asset development of assisted households

- *3 Residents projected to graduate the FSS program during the remainder of 2026*
- *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 695,975+ diapers*
- *Distributed 250 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*
- *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.*
- *Youth residents participated in the HAI Group 2025 Playground Safety Poster and Essay Contest*
- *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 11: 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 continue 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 are in rotation to attend and observe RA Committee meetings.*

HCV has/is/will:

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

Goal 12: 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*

five thousand, two-hundred -fifteen (5,215) registered residents in Rent Café for electronic rent payments and as of July 2026.

- *A combined total of seven-hundred ninety -seven (797) residents who have paid their rent using the electronic rent payment system in June 2024.*
- *The PHA and HCV continue to create 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 training for all staff*

HCV has/is/will:

- *SHRA is paying via electronic deposit to 90% of HCV landlords, working to increase this percentage.*
- *SHRA is paying utility reimbursements via electronic deposit to HCV participants.*
- *Increasing customer satisfaction to the participants that are served by creating the online HCV Resident Portal.*
- *The HCV Resident Portal allows participants to update contact information, complete their annual recertification, request to move with continued assistance and report changes of income and household composition electronically.*
- *Implemented monthly training for all staff and bi-weekly team training*

Goal 13: Improve the delivery of housing through cost effective office management and operational efficiency

- *Implemented monthly training for all staff and bi-weekly team training*
- *The PHA will continue to review and create Standard Operating Procedures (SOP) for Staff to follow*
- *Continue 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*

HCV has/is/will:

- *Continue 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.*
- *Implemented streamlining measures and electronic efficiencies to efficiently process Intake applications and recertifications*