

HUD-50075-HP



Housing Authority of the County of Santa Barbara

**HOUSING AUTHORITY OF THE
COUNTY OF SANTA BARBARA**

**CA021
PHA Plan
FY2022**

Public Comment Period: July 11, 2021 – August 25, 2021

Public Hearing: August 19, 2021

Board Approval: September 16, 2021

HUD Submission Deadline: October 18, 2021

HUD Approval: November 8, 2021



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

Los Angeles Field Office, Region IX
300 N. Los Angeles St.
Los Angeles, CA 90012

November 8, 2021

Mr. Robert Havlicek
Executive Director
Housing Authority of the County of Santa Barbara
P. O. Box 397
Lompoc, CA 93436

Dear Mr. Havlicek:

SUBJECT: Approval of 2022 Annual PHA Plan

This letter is to inform you that the Housing Authority of the County of Santa Barbara's Annual Plan, for the PHA Fiscal Year (PHA FY) beginning January 1, 2022 is approved. This approval of the Annual Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the Housing Authority of the County of Santa Barbara will comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR Part 903 and other applicable regulations.

Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

The Housing Authority of the County of Santa Barbara's next Five Year Plan is due in 2025.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Mayfelisa Miso, Portfolio Management Specialist at mayfelisa.miso@hud.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Ishida".

Laura Ishida
Division Director
Office of Public Housing

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: <u>Housing Authority of the County of Santa Barbara</u> PHA Code: <u>CA021</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>214</u> Number of Housing Choice Vouchers (HCVs) <u>4254</u> Total Combined <u>4468</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>815 W. Ocean Ave Lompoc CA 93436 www.hasbarco.org</p>					
<input type="checkbox"/> 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.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: See attached.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. See attached</p>
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 Plan. See attached</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>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.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See attached</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

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

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

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. 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))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). 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))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

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

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 or discretionary policies 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. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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.

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

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 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 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 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 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. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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. 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.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 AGENCY PLAN

MISSION

The Housing Authority of the County of Santa Barbara is founded on the belief that decent, safe and sanitary housing is central to the physical and emotional health, the productivity, and the self-esteem of the people it serves.

Our mission is to provide affordable housing opportunities for low income households in the County of Santa Barbara in an environment which preserves personal dignity, and in a manner which maintains the public trust.

In carrying our mission, we are committed to:

- Increasing housing choices
- Respect for HACSB clients and employees
- Excellence in management and operations
- Dispersal of assisted housing throughout Santa Barbara County
- Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of government.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.1 ANNUAL PLAN ELEMENTS

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

The County of Santa Barbara is a desirable location to live and is a draw for a diversity of people. The cost of living, rental costs, and homeownership are among the highest in California. As a result, the need for affordable housing in this PHA's jurisdiction, Santa Barbara County, is reflected by the number of applicants on the waiting lists for the Housing Choice Voucher (HCV) and Public Housing. The combined number of applicants seeking affordable housing assistance from the Housing Authority totaled 9,113 (refer to housing needs table below). Housing Authority waiting list data also confirms the need to assist a variety of households with differing demographics, including those with special needs, as well as low income seniors on fixed incomes.

The chart below ranks housing needs by category on a scale from 1-5, with 1 being “low need” and 5 being “extremely high need”.

Housing Needs in Jurisdiction by Category							
Household Category	Applicant Breakdown	Affordability	Supply	Quality	Accessibility	Size	Location
Extremely-Low Income	7,824	5	5	5	4	4	5
Very-Low Income	1,141	5	5	5	3	3	4
Low Income	148	3	5	5	3	3	3
Elderly	1,441	5	5	4	4	3	3
Disabled	2,328	5	5	3	3	3	3
Hispanic	5,280	5	5	5	3	3	3

Strategy for Addressing Housing Needs. Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

- PHA will continue to affirmatively market and partner with local agencies that assist families with disabilities; and
- Continue to encourage adoption of policies to support and encourage working households; and
- Counsel Housing Choice Voucher (HCV) tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units and affirmatively market to races/ethnicities shown to have disproportionate housing needs; and
- Market the Housing Choice Voucher (HCV) program to owners outside of areas of poverty/minority concentrations; and
- Encourage and maximize Landlord Compliance with recently enacted California legislation which prohibits discrimination against HCV Voucher holders; and
- Closely monitor trends in the rental market within the jurisdiction which affect Housing Authority clients and applicants; and
- Explore additional means of funding new development and construction of affordable housing and partner/support efforts of non-profit agencies and private developers; and,
- Pursue Project-Basing up to the percentage allowed by regulation.

**CA021 - Housing Authority of the County of Santa Barbara (HACSB)
2022 PHA Plan**

B.1 (c) Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	725,800	
b) Public Housing Capital Fund	500,000	
c) Capital Fund Recovery Grants (PH)	-	
d) HOPE IV Demolition	-	
e) Section 8 Housing Choice Voucher Program (HAP & Admin Fee)	61,683,800	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-	
g) Resident Opportunity and Self-Sufficiency Grants	80,000	
h) Family Self-Sufficiency (FSS) Coordinator Grant	72,000	
i) HOME	-	
Other Federal Grants (list below)		
Section 8 Mainstream Program (HAP & Admin Fee)	2,191,400	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	-	
3. Public Housing Dwelling Rental Income		
	1,636,200	
4. Other Income -PH/Sec 8 (list below)		
Interest/Investments	9,100	
Non-Dwelling Rental	121,500	
5. Non-Federal Sources		
Dwelling Rental	566,800	
Interest/Investments	6,000	
Non-Dwelling Rental		
Management Fees	2,889,300	
Developer Fees	1,550,000	
Contractor Income		
Total Resources	72,031,900	

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.2 - GOALS AND OBJECTIVES

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income and extremely low-income families for the next five years. (24 CFR §903.6(b)(1)).

PHA Goal: Expand the supply of assisted housing.

Objective: Increase housing choices for families and individuals.

PHA Goal: Improve the quality of assisted housing

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in public housing developments.

PHA Goal: Increase assisted housing choices.

Objective: Balance service delivery in all housing market areas.

The HACSB is actively pursuing opportunities to expand housing choices for families and individuals. The HACSB uses various tools to expand these opportunities including but not limited to the Demolition Disposition process, the Low-Income Housing Tax Credit Program (LIHTC) and other financing opportunities. The excellent reputation of the HACSB in terms of property rehabilitation and development enables it to explore a wider range of possibilities within Santa Barbara County. To that end, the HACSB has multiple projects planned or underway. They are as follows:

1. Guadalupe Ranch Acres: A Demolition Disposition, RAD Conversion of a 52-unit Public Housing site in Guadalupe, Ca. In addition, the Housing Authority will be utilizing Demolition Disposition HUD Section 18 to transfer the subsidy from 9 units of Public Housing in Lompoc, Ca. and 4 units of Public Housing Guadalupe, Ca. to this site to expand the unit count at the new Guadalupe Ranch Acres, a site which will be renamed Escalante Meadows and completely redeveloped to 80 units
2. West Cox Cottages—New construction of 30 units in Santa Maria, CA. This is HACSB's first time using factory-built homes. This development will house individuals and small families who are currently experiencing homelessness. Construction on this development is expected to be completed in July 2021.
3. Parkside Garden Apartments—Rehabilitation of 48 units in Lompoc, CA has just been completed. These units serve seniors and the rehabilitation work enhanced the site and amenities and upgraded dated building systems and housing units. This project was primarily funded by Federal Low Income Housing Tax Credits (LIHTC).

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

4. Cypress & 7th—This is a proposed new 15-unit development in Lompoc, CA and will serve individuals and small families who are currently experiencing homelessness. This project has been approved by the City of Lompoc and is applying for 9% Federal Low Income Housing Tax Credits in July 2021.
5. Central Plaza Apartments—Rehabilitation of 112 family units in Santa Maria, CA. This property is at the end of its tax credit compliance period, the former tax credit investor has exited the limited partnership and we are re-syndicating the property. HACSB has received an award of 4% tax credits and a tax-exempt bond allocation. The rehabilitation work began in June 2021.
6. Hollister Lofts: A proposed new development of 33 units of affordable permanent supportive housing in Goleta, Ca.
7. Harry's House—A proposed new 60-unit affordable housing development for seniors in Santa Ynez, CA. Robust support services, including meals, will be provided on-site. HACSB just received an award of 9% Federal Low Income Housing Tax Credits. Construction is expected to begin in December 2021.
8. Evans Park: A Demolition Disposition, RAD Conversion of a 150-unit Public Housing site in Santa Maria, Ca.
9. Carpinteria Unified School District Property. Proposed new development of 41 affordable rental units and 132 market-rate rentals.
10. Santa Barbara Metropolitan Transit District's (MTD) Land: Proposed New Construction of 59 units in the Goleta area of the County. MTD is considering HACSB's proposal.
11. Sagunto Place: Approved 23-unit new construction Project HomeKey for people with developmental disabilities and people experiencing homelessness in Santa Ynez, Ca.
12. Homekey Studios—This is a conversion of office space to 15 units of permanent supportive housing in Lompoc, CA. Primary funding came from California's Project Homekey and CARES Act funding received by Santa Barbara County. This conversion was recently completed and now houses individuals coming out of experiencing homelessness.
13. Thompson Park Apartments—A 31-unit development in Lompoc, CA. Acquired in 2016. We plan to apply for 4% LIHTC and a Tax-Exempt Bond allocation in 2021 to complete an extensive rehabilitation.
14. Heritage Ridge—Proposed new development of 104 affordable rental units and 228 market-rate rental units in Goleta, CA.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Promote equal housing opportunities.

HACSB conducts ongoing on-site fair housing training by professionals that is attended by all employees who are in direct contact with the public.

Other PHA Goal and Objective: Deter and eliminate program fraud.

HACSB initiated a mass-mailing to all HCV landlords and program participants that was designed to educate and encourage individuals to identify and report program fraud. Briefings were also revised to deter and eliminate fraud and encourage the timely reporting of suspected abuse. The HACSB investigates all instances of suspected program fraud using a variety of tools. Ongoing training of staff in fraud investigation is conducted.

PHA Goal: Provide an improved living environment.

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in HACSB housing developments.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

The HACSB partners with a multitude of organizations to provide many on-site supportive services to HACSB residents, including:

Count	Name of Partner / Service Provider	Service
1	Alliance for Pharmaceutical Access	Affordable Medications and Equipment / Assistance Referrals
2	Allan Hancock College	ESL, GED, and Community Adult Education Programs
3	ASES (After School & Safety Program)	After School Education and Safety Program
4	Be Well (formerly ADMHS)	Alcohol, Drugs and Mental Health Services
5	Boys and Girls Club of Lompoc	Leadership, Art, Sports, Recreation, Mentorship, Homework Assistance
6	Boys and Girls Clubs of the Central Coast	Leadership, Art, Sports, Recreation, Mentorship, Homework Assistance
7	CAC (Community Action Commission)	Food Programs, Senior Meal Lunch Programs, Childcare Headstart
8	Cal Fresh - Food Stamps	Food Assistance Program
9	CALM (Child Abuse Listening Mediation)	Counseling Therapy for Abused Children and Family
10	CCLC (Central Coast Literacy Council)	English Literacy and ESL Classes
11	CET (Center for Employment Training)	GED /Vocational Education and Training
12	Home for Good	Homeless and Newly Housed Collaborative Services
13	CHC (Community Health Centers)	Medical, Dental and Mental Health Services for Seniors & Families
14	Christ Lutheran Church / Trinity Lutheran Church	Health & Wellness, Nutrition, Skill Training - Communication & Conflict Resolution
15	CFPB (Consumer Financial Protection Bureau)	Financial Management, Credit Counseling, Homeownership Preparation and Training
16	CPC (Community Partners in Caring)	Senior Transportation Services & Volunteer Recruitment and Training
17	DVS (Domestic Violence Solutions)	Counseling, Awareness & Shelter Services for Woman & Children
18	Econ Alliance of Northern Santa Barbara County	Workforce, Financial and Literacy Initiative Workshops
19	EDD (Employment Development Department)	Employment / Job Listings & Resources
20	FDIC Money Smart Live or Online	Online or Live - Financial Education and Training
21	FSA (Family Service Agency)	Individual & Family Counseling Services and Parental Classes
22	Food Bank of Santa Barbara County	Free Nutritious Food & Food Programs for Residents
23	Generations On-line (GOL)	On-Line Computer Training for Senior Residents
24	Good Samaritan Services Inc.	Provide Support Services to the Homeless & Recently Housed
25	Goodwill Industries of Ventura and SB Counties	Vocational and Educational Opportunities for Employment & Job Services
26	Light and Life Church	Movie Nights and Interactive Discussions on Relationship Building
27	Lompoc Fire Department	Emergency Preparedness and Safety Education
28	Lompoc Police Department	Neighborhood Watch and Safety Education
29	Lompoc Valley Medical Center	Community Health Services and Senior Programs
30	Planned Parenthood	Health Screenings, Services and Community Education
31	Rona Barrett Foundation - Food Assistance	Free Nutritious Food & Food Programs for Residents
32	Rona Barrett Foundation - Resident Services	Provide Supportive Services and Case Management for Residents
33	Santa Barbara County Public Health Department	Health Screenings, Services and Community Education
34	Santa Barbara Neighborhood Clinics	Direct Health and Medical Services & Healthcare Evaluations
35	Santa Maria Fire Department	Emergency Preparedness and Safety Education
36	Santa Ynez Fire Department	Emergency Preparedness and Safety Education
37	SER Jobs for Progress, Inc.	GED /Vocational Education and Training
38	SYVPH (Santa Ynez Valley People Helping People)	Partnership Services for Food Distributions
39	Senior Connection Resources (HI-CAP / MediCare)	Senior Resource Link & Insurance Connections
40	TCRC (Tri-Counties Regional Center)	Reading Resource Materials for Children & Families, Little Free Libraries
41	TMHA (Transitions Mental Health Association)	Mental Health Services, Assistance & Support
42	United Way of Northern Santa Barbara County	Free Tax Preparation Assistance, and AmeriCorp Services for Veterans & Homeless
43	UCSB Writing Program	Computer Education & Basic Skills Training - Microsoft Office Suite & Internet Skills
44	VCCDC (Ventura County Development Corporation)	Financial Management, Credit Counseling, Homeownership Preparation and Training
45	VNHC (Visiting Nurse and Hospice Care)	Health & Hospices Services & Medical Equipment Lending
46	Workforce Investment Board - WRC / WIA - KRA	Employment Resource & Workforce Development
47	YMCA (Channel Islands)	Exercise Services for Seniors & Families

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

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

Objective: Create additional economic independence opportunities for families and individuals.

1	HACSB Case Management Services	Individual Intake and Referral for Services toward Self Sufficiency
2	HACSB Computer Education Assistance & Training	Computer Education & Basic Skills Training - Microsoft Office Suite & Internet Skills
3	HACSB Family Self Sufficiency	Section 8 PBV and HCV Self Sufficiency - Work / Savings Incentive Program
4	HACSB Literacy / READ 4 LIFE Program	Reading Literacy Program Sponsoring Mini-Libraries and Books
5	HACSB Resident Council / Volunteer Leadership	Leadership Education and Training for Adults
6	HACSB Resident Meetings / Trainings	Presentations and Outreach for Supportive Services w/ Refreshment & Door Prizes
7	HACSB Resident Newsletters & Outreach	Resident Services Quarterly Newsletters with Partnership Articles and Outreach
8	HACSB Special Events & Partnership Fairs	Community & Neighborhood Enrichment Activities and Outreach
9	HACSB Transportation / VAN	HACSB Van Provides Resident Transport to Off-Site Community Rooms for Services

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.2 NEW ACTIVITIES

(a) Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

(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.

1. A Demolition Disposition, RAD Conversion of Guadalupe Ranch Acres, a 52-unit Public Housing site in Guadalupe, Ca. In addition, the Housing Authority will be utilizing Demolition Disposition HUD Section 18 to transfer the subsidy from 9 units of Public Housing in Lompoc, Ca and 4 units of Public Housing Guadalupe, Ca. to this site to expand the unit count at the new Guadalupe Ranch Acres, a site which will be renamed and completely redeveloped to 80 units.
2. A Demolition Disposition, RAD Conversion of Evans Park, a 150-unit Public Housing site in Santa Maria, Ca.

HACSB is actively considering various funding alternatives – outside the context of the public housing program in order to implement the demolition and new construction of these units.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.2 NEW ACTIVITIES

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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.

HACSB anticipates constructing additional special needs developments in the three geographic locations within the PHAs jurisdiction. HACSB plans to use HCVs for approximately 430 new project-based vouchers (PBV), in addition to project-basing 83 VASH vouchers in locations identified below:

- 150 PBV vouchers at developments located in South Santa Barbara County;
- 100 PBV vouchers at developments located in the City of Santa Maria;
- 100 PBV vouchers at developments located in the Santa Ynez Valley;
- 50 PBV vouchers at developments located in the City of Lompoc;
- 30 PBV vouchers at developments located in Cuyama Valley;
- 30 VASH vouchers at developments located in South Santa Barbara County;
- 20 VASH vouchers at developments located in the Santa Ynez Valley;
- 18 VASH vouchers at developments located in the City of Santa Maria.
- 15 VASH vouchers at development located in the City of Lompoc.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.3 PROGRESS REPORT

Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2)).

Over the last year, the HACSB has been awarded an additional 52 Mainstream Vouchers in the Housing Choice Voucher (HCV) Program.

In 2019 the HACSB leased up 99 families that were previously homeless.

The Housing Choice Voucher (HCV) program is fully leased up.

In addition to the above, the HACSB has completed the following projects over the past 5 years:

1. The Golden Inn and Village Senior – 60 units; Santa Ynez, Ca., New Construction, 2016.
2. The Golden Inn and Village Family – 27 units; Santa Ynez, Ca., New Construction, 2016.
3. Thompson Park – 31 units; Lompoc, Ca., Acquisition/Light Rehab, 2016.
4. Positano – 118 units; Goleta, CA., Acquisition, 2016.
5. HomeBase on G – 39 units; Attained Ownership Interest, 2020.
6. The Residences at Depot Street – 80 units; Santa Maria, Ca., New Construction, 2020.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.4 VIOLENCE AGAINST WOMEN ACT (VAWA) GOALS

Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3)).

Safety and Crime Prevention (VAWA). 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 the victim safety in assisted families (24 CFR §903.7(m)(5)).

The PHA partners with local law enforcement to determine the needs of the residents and community, working towards a mutual goal of ensuring and improving the safety of residents. The PHA has undertaken partnerships with local organizations to enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Measures taken by the PHA include:

- A Memorandum of Understanding (MOU) with the City of Santa Maria Police Department to provide security surveillance monitoring services
- Partnership with law enforcement to analyze crime statistics over time for crimes committed “in and around” public housing
- Installation of state-of-the-art digital surveillance systems (cameras) – connected with City of Lompoc Police Department
- Partnership with Domestic Violence Solutions to reach out to PHA residents and increase awareness within the community at resident meetings

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

The PHA has developed policies and procedures to implement the requirements of VAWA. The victim or threatened victim of an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The PHA may terminate the assistance/tenancy to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. The PHA may honor court orders regarding the rights of access or control of the property and orders issued to protect the victim and to address the distribution or possession of property among household members where the family "breaks up". There is no limitation on the ability of the PHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence, or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the PHA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated". Any protections provided by law which give greater protection to the victim are not superseded by these provisions. The PHA may require certification by the victim of victim status on such forms as the PHA and/or HUD shall prescribe or approve.

- The PHA supports the goals of the VAWA Amendments and will comply with its requirements and will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
- An emergency transfer plan facilitates a move with continued assistance, by awarding health and safety preferences to qualifying participants threatened with imminent harm.
- The PHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- The PHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 PHA PLAN

B.5 Significant Amendment or Modification.

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

HACSB will submit significant amendment or modification based on the following criteria:

- Changes to rent or admissions policies or organization of the waiting list;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities;
- Any other changes required by regulation.

HOUSING AUTHORITY OF THE
COUNTY OF SANTA BARBARA
Board Staff Report

Agenda Date: 09/16/2021
Agenda Number: X. A.
Continued Item: No

TO: Board of Commissioners

FROM: Robert P. Havlicek Jr., Executive Director

SUBJECT: PHA Certifications of Compliance with the PHA Plans and Related
Regulations for FY 2022 PHA Plan

BACKGROUND:

Copies of the draft FY 2022 PHA Plan for the Public Housing and Section 8 Programs were distributed for public review and comment. The plan was posted on our website and was made available to various interested parties, including resident council members, incorporated cities, the County of Santa Barbara, and special needs service agencies. Public comments were accepted for a 45-day period and a public hearing was held on August 19, 2021.

SEE B.6 - Comments

We have requested the required certifications from local officials.

RECOMMENDATION:

Approve the "PHA Certifications of Compliance" that evidences Board approval of the Annual Plan submission to HUD.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ X Annual PHA Plan for the PHA fiscal year beginning 1/1/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Santa Barbara
PHA Name

CA021
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official James E. Pearson	Title Board Chair
Signature 	Date 09/16/2021

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of The County of Santa Barbara

PHA Name

CA021

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
James E. Pearson

Signature



Title
Board Chair

Date 09/16/2021

CA021 - Housing Authority of the County of Santa Barbara (HACSB)

2022 AGENCY PLAN

B.6 Resident Advisory Board (RAB) comments

Did the public or RAB provide comments?

If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations.

(24 CFR §903.17(a)), (24 CFR §903.19).

If comments are provided during public comment period and/or at RAB meetings they will be added.

On July 1, 2021, all RAB Members were mailed a copy of the "draft" 2022 PHA Plan with the PHA's request to review the proposed Plan and to make recommendations. RAB members were also invited to participate in an individual Zoom meeting where both the proposed Plan and the "draft" 2022 Capital Fund Program Annual Statement and Five-Year Action Plan were discussed.

The "draft" Capital Fund Program Annual Statement and Five-Year Action Plan for FFY 2022 was prepared in anticipation of receiving grant funds through the Capital Fund Program every year for the next five years from HUD for the purpose of making needed repairs and improvements to public housing units and surrounding grounds. Questions concerning the Capital Fund Program, are to be directed to Sheree Aulman, Construction Contract Coordinator, at (805) 736-3423 extension 4300.

Due to COVID-19 restrictions and for the safety of our residents and staff, both "draft" Plans were presented via Zoom meetings where residents were welcome to attend one or all meetings (page 2 of resident letter with schedule of resident meetings is on pages 2 and 3 of this document).

If residents were unable to join one of these meetings, we encouraged them to submit suggestions/comments in writing from July 11, 2021 through August 25, 2021 (45-day public comment period) sent to P.O. Box 397, Lompoc, CA, or by email to arthurfloyd@hasbarco.org

Arthur Floyd
Quality Control Specialist

**AGENCY PLAN / CAPITAL FUND PROGRAM
RESIDENT MEETING SCHEDULE
(FEDERAL FISCAL YEAR 2022)**

<u>MEETING DATE</u>	<u>MEETING ID</u>	<u>PASSCODE</u>
Resident Meeting – Lompoc July 6, 2021 – 5:00 p.m. to 6:30 p.m. (Tuesday)	599 751 1367	9cyGOU
Resident Meeting – Santa Maria July 19, 2021 – 5:00 p.m. to 6:30 p.m. (Monday)	250 031 5709	357474
Resident Meeting – Guadalupe July 20, 2021 – 5:00 p.m. to 6:30 p.m. (Tuesday)	250 031 5709	93458
Resident Meeting – Goleta July 27, 2021 – 5:00 p.m. to 6:30 p.m. (Tuesday)	277 421 1970	goleta

You may join any of the scheduled Zoom meetings listed above; however, it would be preferable that you join a meeting for your area. Instructions to join are as follows:

- (1) If you are using a computer, please go to <https://www.zoom.us> and click on "Join a Meeting" then enter the Meeting Id and Passcode for the meeting you wish to join;
- (2) If you are using a mobile device, download the Zoom application and click on "Join a Meeting" then enter the Meeting Id and Passcode for the meeting you wish to join;
- (3) If you are using your telephone, dial 1-669-900-6833 and enter the Meeting Id and Passcode for the meeting you wish to join.

We are looking forward to you joining one of the meetings!

**AGENCY PLAN / CAPITAL FUND PROGRAM
RESIDENT MEETING
(FEDERAL FISCAL YEAR 2022)**

<u>MEETING DATE</u>	<u>MEETING ID</u>	<u>PASSCODE</u>
Resident Meeting – Guadalupe/Santa Maria August 17, 2021 – 5:00 p.m. to 6:30 p.m. (Tuesday)	856 2484 5493	347369

Instructions to join are as follows:

- (1) If you are using a computer, please go to <https://www.zoom.us> and click on “Join a Meeting” then enter the Meeting Id and Passcode for the meeting you wish to join;
- (2) If you are using a mobile device, download the Zoom application and click on “Join a Meeting” then enter the Meeting Id and Passcode for the meeting you wish to join;
- (3) If you are using your telephone, dial 1-669-900-6833 and enter the Meeting Id and Passcode for the meeting you wish to join.

We are looking forward to you joining the meeting!

**Comments Received from Zoom RAB Member Meeting,
Zoom Resident Meetings, Public Comments**

1. RAB Zoom Meetings - No comments were received from RAB Members.
2. Zoom Resident Meeting – Lompoc (July 6, 2021)
 - “Draft” 2022 PHA Plan - Lompoc Residents had the following comments.
 - Residents showed their appreciation for the information they received. Alonso, a newly housed resident at Santa Rita Village commented that it has been a blessing being selected and accepted to the program. He sees this opportunity as the highest honor to provide better opportunities for his daughter, who is attending university, and he plans not to defraud the system. He feels that as a family of immigrants with plans to success and being previously homeless, he can see hope for other people going through homelessness and having other barriers. He hopes that soon ESL classes could be offered onsite, so he can learn more English.
 - Residents asked about the possibility of opening the community rooms specially in Cypress, so they can have gatherings. They also asked when the COVID-19 guidelines and mask restrictions were going to be lifted. The presenter responded that she will be checking with Human Resources, the COVID-19 Consulting Team and along with the Public Health Department to verify the implementation of safety procedures during the opening of community rooms. Residents were advised to keep masks on for precaution, specially inside Cypress Courts which is an indoor facility. Resident will be notified when the COVID-19 safety restrictions have been lifted. Residents responded with appreciation to the Housing Authority for all the precautions that they have taken to keep everybody safe.
 - Residents were advised that Housing Specialist are seeing clients by appointment only. If residents need to speak with their specialist, they need to schedule an appointment.
 - Residents were reminded of the public comment period and were encouraged to submit their comments/recommendations to the Housing Authority. Residents were encouraged to obtain a copy of the Draft PHA 2022 Plan by downloading it from the HACSB hasbarco.org website or requesting a hard copy to any of the housing offices.
 - “Draft” 2022 Capital Fund Program Annual Statement/Five-year Action Plan - No Lompoc public housing residents attended the meeting to comment.

3. Zoom Resident Meeting – Santa Maria (July 19, 2021)
 - “Draft” 2022 PHA Plan - Santa Maria Residents, specifically the residents at the Central Plaza Apartments, requested an update concerning resident relocation for the renovation project currently in progress. Residents were provided with a current status of the timeline.
 - “Draft” 2022 Capital Fund Program Annual Statement/Five-year Action Plan - No Santa Maria public housing residents attended the meeting to comment.

4. Zoom Resident Meeting – Santa Maria, Evans Park (August 17, 2021)
 - “Draft” 2022 PHA Plan - Santa Maria (Evans Park) public housing residents were concerned about the timeline for the proposed Demolition Disposition, RAD Conversion of Evans Park. Residents were told that the Demolition Disposition would probably not occur for at least three-to-four years and that residents would receive plenty of advance written notice and via resident meetings.
 - “Draft” 2022 Capital Fund Program Annual Statement/Five-year Action Plan - Santa Maria (Evans Park) expressed concern about the security of the complex in relation to homeless people by the alleyway, dogs running loose, and criminal activity. It was relayed that Capital Fund Program funds have been used for security camera installation (on-going upgrades) and a lighting assessment of the entire complex that resulted in the installation of area lighting and motion sensor lights on residential units. It was recommended that problems be reported to PHA Housing Management staff.

5. Zoom Resident Meeting – Guadalupe (July 20, 2021)
 - “Draft” 2022 PHA Plan - Guadalupe public housing residents requested an update concerning the Demolition Disposition, RAD Conversion of Guadalupe Ranch Acres. Residents were told that the latest resident meeting was conducted in May 2021 where it was relayed that the project would tentatively start in September 2022 if the PHA was successful securing financing via grants, low-income tax credits, and tax-exempt bonds.
 - “Draft” 2022 Capital Fund Program Annual Statement/Five-year Action Plan – Guadalupe public housing residents asked when they would receive new appliances and mentioned plumbing problems. They were told to put in a work order.

6. Resident Meeting via Zoom – Goleta (July 27, 2021)

- “Draft” 2022 PHA Plan – Goleta residents requested a copy of the Plan. A resident stated that he would like to see preparation for climate change, heat and fire related emergencies. He asked if the PHA could provide N-95 masks, water, cooling for tenants in emergencies and was concerned that the PHA be prepared for the COVID-delta variant and suggested that the PHA require tenants to be vaccinated. He also stated that he would like to see more consistent interpretation of VAWA – related to stalking.

7. Public Comments – Jeffrey D. Everhard

A. QUESTION - What is this PHA doing to prepare for climate change. In particular (a) thermal emergencies which may impact inland properties particularly in Santa Ynez, Santa Maria and Guadalupe. (b) fire-related air quality emergencies. This may be complicated by shortages of particulate respirators and the PHA may wish to maintain a stockpile of N95 masks for staff and tenants. Evacuation plans may also be appropriate for some projects.

COMMENT - Biden administration should proliferate Climate Action Plan requirement for PHA's.

B. QUESTION - What is this PHA doing to prepare for the projected increase in SARS-COVID-2 due to the emergence of the Delta variant of coronavirus and the expected fall and winter uptick, which is already occurring in some parts of the country. This should certainly include continued exclusion of discretionary use of HACSB properties for congregate activities such as Bible studies, even if the participants are primarily tenants, and certainly for activities such as twelve step meetings, which have minimal tenant participation, if any. There may be some utility in developing a risk level warning system (red-orange-yellow-green for safe, red for high risk). Such a system might make it more apparent should local levels of infection spike as a "red" alert could be posted in common areas, with greater adherence to social distance and masking protocols than may prevail absent such a high incidence level.

COMMENT - PHAs should stay on mission and prioritize tenant and staff safety from COVID and other complications; AA meetings should take place at commercially zoned facilities such as churches or the new IV community center and NOT in residential facilities with elderly residents who are vulnerable to infectious disease and unintended social consequences which are a foreseeable result of escalated outside traffic.

C. In the long term, additional steps to conform canine and feline companion animal, service animal and emotional support animal policies would be welcome. Recent changes in the policy do not reflect the important distinctions between service animals and emotional support animals and impose an expectation of annual recertification by health care providers, which is not consistent with the Americans with Disabilities Act and might have deleterious effect upon the morale and mental health of service animal owners, who are qualified for life if they at any time met the ADA standard. Annual recertification of current disability may or may not be lawful with respect to emotional

support animals, but it is clearly in contradiction with the three prongs of the ADA standard. See for instance the ADA Business Brief on Service Animals and the recent FHA publication on service animals.

COMMENT - Animal law and disability animal law is a morass of complex, confusing and contradictory statutes and regulatory guidance and should be comprehensively revised at the Federal level.

D. COMMENT -The PHA has had an inconsistent interpretation of the meaning of "stalking" under the terms of VAWA. All legal references assert a broad definition of the term which does not necessarily include a component of other adverse events covered by VAWA. It should be obvious on the face of the Act that its requirements are not limited by sex or gender, and "stalking" can include any of the proscribed behaviors irrespective of whether or not there is an element of dating, cohabitation or sexualized violence. There appears to be confusion and inconsistent policy in this regard which is not surprising given the dearth of case law and the recency of the HUD rules revisions in this regard. Recent HUD guidance suggest also that landlords may be liable for tenant on tenant harassment hence the PHA should carefully review its VAWA policy and in greater depth than apparently has been the case.

Microaggressions often lead to or legitimize escalations which in aggregate constitute stalking. According to the CDC "About 1 in 6 women and 1 in 17 men have experienced stalking in their lifetimes. "stalking can lead to depression and post-traumatic stress disorder. "

E. COMMENT -Related to (B) Supra, I submit as comment that Federal government is considering revision of the 2020 disparate impacts policy and reinstating the 2013 policy. Should the PHA wish to impose a requirement the NEW tenant applicants submit proof of vaccination to qualify for PBV's, and there are no other regulatory guideline prohibiting such a requirement, it is my opinion that such a requirement would not only be desirable in terms of assuring the safety of staff and tenants but would be consistent with the current 2020 policy and also the 2013 policy, which states that policies which may have disparate impact (for instance on protected classes which have a lower vaccination rate than the general applicant pool) are permissible if they serve a non-discriminatory purpose and meet other threshold standards.

These topics may be further elaborated via written submission by the undersigned, within the public comment window period, otherwise it is requested that they be memorialized in the written record of tenant/public comment. Thank you for your consideration of these views. Disclaimer: this is not intended to be an offer of "legal advice" for any particular action on the part of the PHA it is an exercise of protected speech under the US and California Constitutions and the PHA is expected to submit these views and suggestions or opinions to competent local counsel with expertise in constitutional and civil rights law for operational advisement.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

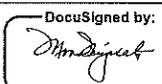
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mona Miyasato, County Executive Officer of Santa Barbara County, certify that the FY 2022 Annual Public Housing Agency (PHA) Plan of the Housing Authority of the County of Santa Barbara is consistent with Santa Barbara County's 2020-24 Consolidated Plan and Analysis of Impediments (AI) to Fair Housing Choice pursuant to 24 CFR Part 91.

Below is a description of how the PHA Plan is consistent with the Consolidated Plan and the AI.

The Housing Authority of the County of Santa Barbara FY2022 Annual Agency Plan articulates, plans, goals and objectives that are in alignment and consistent with goals and objectives incorporated in the Santa Barbara County 2020-24 Five-Year Consolidated Plan. The PHA FY 2022 Agency Plan includes development projects that Santa Barbara County has supported with County resources, including federal HOME and local funds. Moreover, its staff training in Fair Housing advances AI goals of increasing education, knowledge and awareness of tenant rights and responsibilities while focusing on deconcentration of poverty and providing housing choice. In regard to the Violence Against Women Act (VAWA), its community collaborations with county and local jurisdictional agencies and non-profits insures that all efforts are taken to protect and provide needed services and resources for our most vulnerable. Its efforts at addressing homelessness are also recognized: The Housing Authority has provided housing for close to 100 homeless, many of whom are affected with either mental and/or physically-disabling health conditions.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Mona Miyasato	Title County Executive Officer
Signature  418d9f9c725b400...	Date 8/10/2021 2:49 PM PDT

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Peter Imhof, the Director, Planning and Environmental Review Department
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Santa Barbara
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Goleta

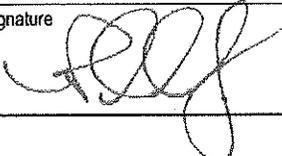
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The draft 2022 PHA Plan strives to provide more housing choices and address the housing needs of low-income, very low-income and extremely low-income families in the City of Goleta through projects such as the proposed 33-unit affordable Hollister Lofts project. The City of Goleta looks forward to working in partnership with HACSB on other, similar affordable housing projects.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Peter Imhof	Director, Planning and Environmental Review
Signature 	Date
	8/24/2021

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Larry Appel, the Contract Planning Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Santa Barbara
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

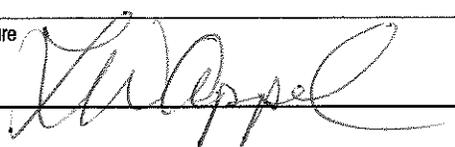
City of Guadalupe (within County of Santa Barbara Consolidated Plan)
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

Meets the policies and programs identified in the Consolidated Plan. The Housing Authority of the County of
Santa Barbara has plans to expand the supply of assisted housing in the City of Guadalupe and improve
the quality of assisted housing to provide an improved living situation for many low income families.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Larry Appel	Contract Planning Director
Signature	Date
	August 2, 2021

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Chanel Ovalle, the Community Development Program Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Santa Barbara

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Lompoc

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan is consistent with the City of Lompoc Consolidated Plan for the plan promotes affordable housing and assists low income persons and families obtain decent, safe, sanitary and habitable housing in Lompoc.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Chanel Ovalle	Community Development Program Mgr.
Signature 	Date
	07/30/2021

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jason Stilwell, the City of Santa Maria City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Santa Barbara
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Santa Maria
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Housing Authority of the County of Santa Barbara plans to continue expanding the supply of assisted
and affordable housing in the City of Santa Maria by improving and increasing the quality and supply of
housing. It will also continue to improve equal opportunity and enforce fair housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Jason Stilwell	City Manager
Signature	Date
	7/20/2016



Housing Authority of the County of Santa Barbara

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA

CAPITAL FUND PROGRAM
CA16-PO21-501-22

Proposed Annual Statement /
Five-Year Action Plan

FFY 2022-2026

Public Comment Period: July 11, 2021 – August 25, 2021

Public Hearing: August 19, 2021

Board Approval: September 16, 2021

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: _____ Grant Type and Number: _____ Capital Fund Program Grant No.: 501-22
 Housing Authority of the County of Santa Barbara Replacement Housing Factor Grant No.: _____ FFY of Grant Approval: 2022

XX Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement (revision number:) _____ Final Performance & Evaluation Report
 Performance & Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	.00			
2	1406 OPERATIONS (n.l.e. 10% of line 21)	65,170.00			
3	1408 MANAGEMENT IMPROVEMENTS	50,865.00			
4	1410 ADMINISTRATION	65,170.00			
5	1411 AUDIT	.00			
6	1415 LIQUIDATED DAMAGES	.00			
7	1430 FEES AND COSTS	.00			
8	1440 SITE ACQUISITION	.00			
9	1450 SITE IMPROVEMENTS	.00			
10	1480 GENERAL CAPITAL ACTIVITY	470,500.00			
11	1466.1 DWELLING EQUIPMENT- Non Expend	.00			
12	1470 NONDWELLING STRUCTURES	.00			
13	1475 NONDWELLING EQUIPMENT	.00			
14	1485 DEMOLITION	.00			
15	1490 REPLACEMENT RESERVE	.00			
16	1492 MOVING TO WORK DEMONSTRATION	.00			
17	1495.1 RELOCATION COSTS	.00			
18	1499 DEVELOPMENT ACTIVITIES	.00			
19	1501 COLLATERIZATION OR DEBT SERVICE	.00			
20	1502 CONTINGENCY (n.l.e. 8% of line 19)	.00			
21	Amount of Annual Grant (lines 2-20)	651,705.00			
22	Amount of line 21 Related to LBP Activities	.00			
23	Amount of line 21 Related to 504 compliance	.00			
24	Amount of line 21 Related to Security - soft cost	.00			
25	Amount of line 21 Related to Security - hard cost	.00			
26	Amount of line 21 Related to Energy Cons.	.00			

Signature of Executive Director _____ Date _____ Signature of Public Housing Director _____ Date _____

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: **Housing Authority of the County of Santa Barbara**

Grant Type and Number: **Capital Fund Program Grant No.: 501-22**
 Replacement Housing Factor Grant No.: **2022**
 FFY of Grant Approval: **2022**

Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Obligated	Expended	
<u>AMP 3 - GUAD/</u> <u>SANTA MARIA</u>								
21-002,003,005	Accessibility, upgrade (contract labor).	1480	Portion	10,000.00				
21-006,007 (SM)	Accessibility, upgrade (contract labor).	1480	Portion	10,000.00				
21-006,007 (SM)	Appliances, purchase.	1480	Portion	30,000.00				
21-006,007 (SM)	Community Building/Office Remodel (contract)	1480	Portion	38,000.00				
21-006,007 (SM)	Concrete/parking lots (contract labor).	1480	Portion	50,000.00				
21-006,007 (SM)	Exhaust fans/CO2 alarms (contract labor).	1480	Portion	50,000.00				
21-006,007 (SM)	Flooring, replace (contract labor).	1480	Portion	10,000.00				
21-006,007 (SM)	Hardscape/landscape/refrigation (contract labor).	1480	Portion	15,000.00				
21-006,007 (SM)	Key control system (contract labor).	1480	Portion	34,000.00				
21-006,007 (SM)	Lighting, interior (contract labor).	1480	Portion	20,000.00				
21-002,003,005	Occupancy rehabilitation (contract labor).	1480	Portion	10,000.00				
21-006,007 (SM)	Occupancy rehabilitation (contract labor).	1480	Portion	93,500.00				
21-006,007 (SM)	Plumbing, upgrade (contract labor).	1480	Portion	50,000.00				
21-006,007 (SM)	Sheds, repair/replace (contract labor).	1480	Portion	10,000.00				
21-006,007 (SM)	Water heaters, replace (contract labor).	1480	Portion	20,000.00				
	AMP 3 SUBTOTAL			450,500.00				
	AMP 4 - LOMPOC							
21-034	Occupancy rehabilitation.	1480	9	5,000.00				
	AMP 4 SUBTOTAL			5,000.00				
	GRANT TOTAL			651,705.00				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary

DRAFT - 06/24/2022

PHA Name/Number HACSB / 21-022		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A. Development Number and Name	Work Statement for Year 1 FFY 2022				
B. Physical Improvements Subtotal	Approved Statement	460,000.00	491,365.00	491,365.00	411,365.00
C. Management Improvements		46,365.00	15,000.00	15,000.00	10,000.00
D. PHA-Wide Non-dwelling Structures and Equipment		.00	.00	.00	50,000.00
E. Administration		65,170.00	65,170.00	65,170.00	65,170.00
F. Other		15,000.00	15,000.00	15,000.00	50,000.00
G. Operations		65,170.00	65,170.00	65,170.00	65,170.00
H. Demolition		.00	.00	.00	.00
I. Development		.00	.00	.00	.00
J. Capital Fund Financing -- Debt Service		.00	.00	.00	.00
K. Total CFP Funds					
L. Total Non-CFP Funds		.00	.00	.00	.00
M. Grand Total		651,705.00	651,705.00	651,705.00	651,705.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2022	Work Statement for Year: 2022 FFY 2023-2024 – Year 2			Work Statement for Year: 2022 FFY 2024-2025 – Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Appendix	AMP 3 – Guadalupe, Santa Maria			AMP 3 – Guadalupe, Santa Maria		
See Appendix	Evans Park (21-6, 7) 200 West Williams Santa Maria, CA			Evans Park (21-6, 7) 200 West Williams Santa Maria, CA		
	Occupancy rehab.	Portion	60,000.00	Occupancy rehab.	Portion	10,000.00
	Accessibility, upgrade.	Portion	45,000.00	Accessibility, upgrade.	Portion	110,000.00
	Appliances, purchase.	Portion	15,000.00	Appliances, purchase.	Portion	15,000.00
	Electrical fixture/unit upgrade.	Portion	10,000.00	Electrical fixture/unit upgrade.	Portion	10,000.00
	Exhaust fans/CO2 alarms.	Portion	60,000.00	Exhaust fans/CO2 alarms.	Portion	25,000.00
	Flooring, replace.	Portion	75,000.00	Kitchen, upgrade.	Portion	60,000.00
	Hardscape/landscape/irrigation.	Portion	50,000.00	Laundry drains and hose bibs.	Portion	32,000.00
	Kitchen, upgrade.	Portion	60,000.00	Playgrounds, upgrade.	Portion	41,365.00
	Lighting, interior.	Portion	10,000.00	Sewer line, replace.	Portion	55,000.00
	Sewer lines, replace.	Portion	50,000.00	Sheds, repair/replace.	Portion	28,000.00
	Water heaters, replace.	Portion	20,000.00	Water heaters, replace.	Portion	100,000.00
	Surveillance system, upgrade.	Portion	31,365.00			
	Subtotal of Estimated Cost		\$486,365.00	Subtotal of Estimated Cost		\$486,365.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2022	Work Statement for Year: 2022 FFY 2025-2026 – Year 4			Work Statement for Year: 2022 FFY 2026-2027 – Year 5		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
AMF 3 – Guadalupe, Santa Maria				AMF 3 – Guadalupe, Santa Maria		
Evans Park (21-6, 7) 200 West Williams				Evans Park (21-6, 7) 200 West Williams		
Santa Maria, CA Guadalupe, CA				Santa Maria, CA Guadalupe, CA		
Occupancy rehab		100,000.00		Occupancy rehab		110,000.00
Accessibility, upgrade.	Portion	60,000.00		Accessibility upgrade.		15,000.00
Appliances, purchase.	Portion	15,000.00		Bathroom, remodel.	Portion	100,000.00
Exhaust fans/Co2 alarms.	Portion	11,000.00		Cmnty. Bldg./office.	1	50,000.00
Flooring, replace.	Portion	90,000.00		Electrical fixtures/unit upgrade.	Portion	25,000.00
Hardscape/landscape/irrigation.	Portion	80,365.00		Flooring, replace.	Portion	50,000.00
Kitchen, upgrade.	Portion	60,000.00		Roofs, replace.	Portion	106,365.00
Lighting, interior.	Portion	24,000.00				
Sheds, repair/replace.	Portion	26,000.00				
Water heater, replace.	Portion	20,000.00				
*Non-dwelling.						
	Subtotal of Estimated Cost		\$486,365.00	Subtotal of Estimated Cost		\$456,365.00

