

HUD-50075-HP

HASBARCO

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

**CA021  
PHA Plan  
FY2024**

Public Comment Period:

July 3, 2023 – August 17, 2023

Public Hearing:

August 17, 2023

Board Approval:

September 14, 2023

HUD Submission Deadline:

October 16, 2023

HUD Approval:

TBA

<b>Streamlined Annual PHA Plan</b>  <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, 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.** The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.										
A.1	<b>PHA Name:</b> <u>Housing Authority of the County of Santa Barbara</u> <b>PHA Code:</b> <u>CA021</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2024</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>214</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3527</u> <b>Total Combined</b> <u>3741</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> 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.  <b>815 W. Ocean Ave.</b> <b>Lompoc, CA 93436</b> <b>WWW.hasbarco.org</b> <input type="checkbox"/> <b>PHA Consortia:</b> (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	<table border="1"> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	No. of Units in Each Program		PH	HCV	
No. of Units in Each Program										
PH	HCV									

	Lead PHA:					
<b>B.</b>	<b>Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: <b>See Attached.</b></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><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.</p> <p><b>See attached.</b></p>					
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See attached.</b></p>					
<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>See attached.</b></p>					

<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></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: N/A</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>The RAB was provided with the draft PHA Plan. Resident meetings were held on May 10,11,12 and 16, 2022. The RAB did not make any recommendations. Any comments made during resident meetings are included in attachment C.3.</b></p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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><b>See attached.</b></p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See attached.</b></p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p><b>N/A</b></p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete</p>

	<p>this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>Set Fair Housing Goals.</p> <p>Set goals for overcoming the effects of contributing factors. For each goal, a program participant must identify one or more contributing factors that the goal is designed to address, describe how the overall goal relates to overcoming the identified contributing factor(s) and related fair housing issue(s), and identify the metrics and milestones for determining what fair housing results will be achieved. See 24 C.F.R. § 5.154(d)(4). To implement goals and priorities set in an AFH, strategies and action shall be included in program participants Consolidated Plans, Annual Action Plans, and PHA Plans (as applicable). See 24 C.F.R. §§ 5.152 and 5.154.</p> <table border="1" data-bbox="277 554 1502 1770"> <tr> <td data-bbox="277 554 1502 621">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="277 621 1502 940"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>See attached</p> </td> </tr> <tr> <td data-bbox="277 961 1502 1029">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="277 1029 1502 1360"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>See attached</p> </td> </tr> <tr> <td data-bbox="277 1381 1502 1449">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="277 1449 1502 1770"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>See attached</p> </td> </tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>See attached</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>See attached</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>See attached</p>
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# Instructions for Preparation of Form HUD-50075-HP

## Annual Plan for High Performing PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

### B. Plan Elements.

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

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

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).)

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

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** 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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements 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:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including 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: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

☒ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

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

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☒ **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.

☒ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

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

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

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

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

## C. Other Document and/or Certification Requirements

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

## D. Affirmatively Furthering Fair Housing.

### D.1 Affirmatively Furthering Fair Housing.

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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 7.02 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 (HASBARCO)  
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**MISSION**

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

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

In carrying out our mission, we are committed to:

- Increasing housing choices.
- Respect for HASBARCO 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, community organizations, and other units of government.

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**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.

Santa Barbara County is a desirable location and a draw for a diversity of people to live. 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 13,589. The 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.

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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”.

<b>Housing Needs in Jurisdiction by Category</b>							
Household Category	Applicant Breakdown	Affordability	Supply	Quality	Accessibility	Size	Location
<b>Extremely Low Income</b>	6,020	5	5	5	4	4	5
<b>Very-Low Income</b>	644	5	5	5	3	3	4
<b>Low Income</b>	72	3	5	5	3	3	3
<b>Elderly</b>	855	5	5	4	4	3	3
<b>Disabled</b>	2,144	5	5	3	3	3	3
<b>Hispanic</b>	3,672	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.
- Continue to encourage adoption of policies to support and encourage working households.
- 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.
- Market the HCV program to owners outside of areas of poverty/minority concentrations.
- Encourage and maximize Landlord Compliance with recently enacted California legislation which prohibits discrimination against HCV Voucher holders.
- Closely monitor trends in the rental market within the jurisdiction which affect Housing Authority clients and applicants.
- Explore additional means of funding new development and construction of affordable housing and partner/support efforts of non-profit agencies and private developers.
- Pursue Project-Basing up to the percentage allowed by regulation.

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**B.1(c) Statement of Financial Resources**

Financial Resources: Planned Sources and Users		
Sources	Planned \$	Planned Uses
Federal Grants		
Public Housing Operating Fund	No funding anticipated	
Public Housing Capital Fund	No funding anticipated	
Section 8 Housing Choice Voucher Program (HAP & Admin Fee)	80,099,700	
Section 8 Emergency Housing Voucher Program (HAP & Admin Fee)	3,206,100	
Section 8 Housing Mainstream Program (HAP & Admin Fee)	3,042,00	
Resident Opportunity and Self-Sufficiency Grants	80,000	
Family Self-Sufficiency (FSS) Coordinator Grant	115,000	
Prior Year Federal Grants (unobligated funds only)		
Public Housing Dwelling Rental Income		
Dwelling Rental	No funding anticipated	
Other Income -PH/Sec 8		
Interest/Investments	25,200	
Non-Dwelling Rental		
Non-Federal Sources		
Dwelling Rental	946,200	
Interest/Investments	1,000	
Non-Dwelling Rental		
Management Fees	3,588,950	
Developer Fees	2,200,000	
Contractor Income		
Total Resources	93,304,150	

# CA021 - Housing Authority of the County of Santa Barbara (HASBARCO) 2024 AGENCY 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.

HASBARCO is actively pursuing opportunities to expand housing choices for families and individuals. The HASBARCO uses various tools to expand these opportunities including but not limited to the Demolition Disposition process, RAD/ Section 18 Small PHA Blend, the Low-Income Housing Tax Credit Program (LIHTC) and other financing opportunities. The excellent reputation of the HASBARCO in terms of property rehabilitation and development enables it to explore a wider range of possibilities within Santa Barbara County. To that end, HASBARCO has multiple projects planned or underway. They are as follows:

1. **Guadalupe Ranch Acres:** A RAD/Section 18 Small PHA Blended conversion of a 52-unit Public Housing site in Guadalupe, CA. The redeveloped site will be known as Escalante Meadows and will be home to 80 newly constructed units.: 52 RAD/Section 18, 25 PBVs, 2 market and 1 non-dwelling unit. The demolition is about 90% complete with new construction beginning soon.
2. **West Cox Cottages:** New construction of 30 units in Santa Maria, CA. This is HASBARCO's first time using factory-built homes. This development houses individuals and small families who were experiencing homelessness. Construction on this development was recently completed and it is fully occupied. Housing Management continues to work with a couple of difficult tenants to find resolution. We are still working on landscape improvements with a focus on crime prevention.
3. **Cypress & 7<sup>th</sup>:** This is a new 15-unit development in Lompoc, CA and will serve individuals and small families who are currently experiencing homelessness. We received an allocation of Federal 9% Low Income Housing Tax Credits and closed the construction escrow in April 2023. Notice to proceed has been given to our General Contractor.

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4. **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. HASBARCO has received an award of 4% tax credits and a tax-exempt bond allocation. The rehabilitation work began in June 2021 and is nearing completion.
5. **Hollister Lofts:** A proposed new development of 33 units of affordable permanent supportive housing in Goleta, Ca.
6. **Harry's House:** A new 60-unit affordable housing development for seniors in Santa Ynez, CA. Robust support services, including meals, will be provided on-site. HASBARCO just received an award of 9% Federal Low Income Housing Tax Credits. Construction is underway and is expected to be completed in August 2023. Rough electrical, HVAC, and plumbing are over 95% complete. The dry wall sheeting is over 90% complete.
7. **Evans Park:** A RAD Conversion of a 150-unit Public Housing site in Santa Maria CA utilizing the RAD/Section 18 Small PHA Blend as covered in PIH 2021-07.
8. **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 to complete an extensive rehabilitation.
9. **Heritage Ridge (Goleta/63 units/41 senior units):** Proposed new development of 104 affordable rental units and 228 market rate rental units in Goleta, CA. The Goleta City Council gave final approval on March 7, 2023. We are working on recording the Final Map and applying for State funding.
10. **Carpinteria Unified School District property:** Proposed new development of 41 affordable rental units and 128 market-rate workforce-oriented rental units in the Carpinteria Valley, CA.
11. **Buena Tierra Homekey 2.0:** Conversion and rehabilitation of a 65 unit Super 8 motel into 60 units of permanent Supportive Housing in Goleta, CA. Construction activities began in September 2022 and are expected to be completed in the first quarter 2024.
12. **Polo Village:** New construction of 49 affordable rental units in Buellton, CA. We received an allocation of 4% LIHTC and Tax-Exempt Bonds and plan to begin construction in the second quarter of 2023.
13. **PERKINS PLACE:** Proposed new construction of 33 units with a component of Farmworker Housing in New Cuyama, CA. We are utilizing Senate Bill 330 to expedite our application process for land use approvals. We may receive approval in the second quarter of 2023.
14. **Patterson Point:** Proposed new construction of 24 special needs units in Goleta CA. This property is located at Patterson Avenue and Highway 101 in Goleta. The project has all land use approvals. We will utilize modular construction for this development. In fact, we will be able to utilize the plans that were developed for Sagunto Place with modifications.

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15. **Potpourri:** Section 18 Scattered Site Disposition Application, During the second quarter of 2023, we will work on “selling” these 13 units of Public Housing to Surf Development.

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

Objective: Promote equal housing opportunities.

HASBARCO conducts ongoing Fair Housing Training to ensure that all staff are current with regulation changes as well as applicable case law which affects equal housing opportunities. In addition, HASBARCO contracts with legal counsel highly experienced in Fair Housing law to ensure compliance. Performed professional and formal mapping locations of accessible units owned/managed by HASBARCO.

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

HASBARCO engages the services of a private investigator experienced in fraud detection to investigate fraudulent activities. The Agency works assertively and within the parameters of the law to ensure that clients are reporting income appropriately.

**PHA Goal: Provide an improved living environment.**

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in HASBARCO housing developments. To that end, HASBARCO has re-initiated inspections of units and has contracted with a new inspection company after a hiatus due to the COVID-19 pandemic and is performing regular preventative maintenance inspections of units owned and managed by the Housing Authority.

**PHA Goal: Reduce the risk of criminal activity which affects residents and participants.**

Objective: Enhance safety improvements with Crime prevention through environmental design principles (CPTED) of properties owned and/or managed by HASBARCO. Change the contractor that does criminal history reports.



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The HASBARCO partners with a multitude of organizations to provide many on-site supportive services to HASBARCO 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

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

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

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

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**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](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. Guadalupe Ranch Acres: A Demolition Disposition, RAD Conversion of a 52-unit Public Housing site in Guadalupe, CA, utilizing the RAD/Section 18 Small PHA Blend as covered in PIH 2021-07. The demolition and re-development will expand the unit count to 80 units and the site will be renamed Escalante Meadows.
2. Evans Park: A RAD Conversion of a 150-unit Public Housing site in Santa Maria CA utilizing the RAD/Section 18 Small PHA Blend as covered in PIH 2021-07.
3. Scattered Sites: Demolition and disposition of 13 Public housing scattered site units utilizing HUD Section 18 for 9 units of Public Housing in Lompoc, CA and 4 units of Public Housing in Guadalupe, CA.

HASBARCO is actively pursuing opportunities to expand housing choices for families and individuals. The HASBARCO uses various tools to expand these opportunities including but not limited to the Rental Assistance Demonstration (RAD), Demolition Disposition process, RAD/Section 18 Small PHA Blend, the Low-Income Housing Tax Credit Program (LIHTC) and other financing opportunities as available and applicable. The excellent reputation of the HASBARCO in terms of property rehabilitation and development enables it to explore a wider range of possibilities within Santa Barbara County.

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**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.

HASBARCO anticipates constructing additional special needs developments in the three geographic locations within the PHAs jurisdiction. HASBARCO plans to use HCVs for approximately 180 new project-based vouchers (PBV), in addition to project-basing 75 VASH vouchers in locations identified below:

- 100 PBV vouchers at developments in South Santa Barbara County.
- 60 PBV vouchers at developments in the City of Santa Maria.
- 50 PBV vouchers at developments in the Santa Ynez Valley.
- 50 PBV vouchers at developments in the City of Lompoc.
- 30 PBV vouchers at developments in Cuyama Valley.
- 22 PBV vouchers at developments in the City of Guadalupe.
- 20 VASH vouchers at developments in South Santa Barbara County.
- 20 VASH vouchers at developments in the Santa Ynez Valley.
- 20 VASH vouchers at developments in the City of Santa Maria.
- 15 VASH vouchers at development in the City of Lompoc.
- Disposition of the Admin Building under Section 18 of the NHA.
- Disposition of Parcel 3 (acreage 1.45) at Guadalupe under section 18 under the NHA.

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**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, HASBARCO has been awarded an additional 20 Vouchers in the Housing Choice Voucher (HCV) Program and 32 Vouchers in the Emergency Housing Voucher (EHV) Program.

In 2023 the HASBARCO leased up 53 families that were previously homeless.

The Housing Choice Voucher (HCV) program is not fully leased but is utilizing all awarded subsidies.

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

1. HomeBase on G – 39 units; Attained Ownership Interest, 2020.
2. The Residences at Depot Street – 80 units; Santa Maria, Ca., New Construction, 2020.
3. West Cox Cottages – 30 units; Santa Maria, Ca., New Construction; 2021.
4. Homekey Studios – 15 units; Lompoc, Ca., Redeveloped Former Office building; 2021.
5. Central Plaza Apartments – 112 units; Santa Maria, Ca., Extensive rehabilitation; 2022.

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**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.

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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, 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.

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## EVANS PARK AND

## GUADALUPE RANCH ACRES

### ATTACHMENT R – RENTAL ASSISTANCE DEMONSTRATION (RAD)

The Housing Authority of the County of Santa Barbara (HASBARCO) is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the HASBARCO will be converting Evans Park to Section 8 Project Based Voucher assistance under the guidelines of H 2019-09/PIH 2019-23, REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23, REV-4; and H-2016-17/PIH-2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the HASBARCO certifies that it is currently compliant with all fair housing and civil rights requirements,

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HASBARCO with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that HASBARCO may also borrow funds to address their capital needs. The HASBARCO will also be contributing Operating Reserves in the amount of \$0.00, Capital Funds in the amount of \$0.00 towards the conversion, and/or Replacement Housing Factor (RHF) Funds in the amount of \$0.00 towards the conversion. The HASBARCO currently has debt under an Energy Performance Contract and will be working with Constellation Energy Projects and Services Group, Inc. to address outstanding debt issues, which may result in additional reductions of Capital or Operating Funds.

The Evans Park and Guadalupe Ranch sites comply with the site selection requirements set forth at 24 CFR § 983.57. The sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto. In conducting its review of site selection for the proposed projects, the PHA completed a review with respect to accessibility for persons with disabilities and the proposed sites are consistent with disabilities and the proposed sites are consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA.



# CA021 - Housing Authority of the County of Santa Barbara (HASBARCO) 2024 AGENCY PLAN

Below, is specific information related to the Public Housing Development(s) selected for RAD:

## **DEVELOPMENT #1**

NAME OF PUBLIC HOUSING PROJECT	PIC DEVELOPMENT ID	CONVERSION TYPE (I.E., PBV OR PBRA):	TRANSFER OF ASSISTANCE:
<b>EVANS PARK</b>	<b>CA021000003</b>	<b>PBV</b>	<b>No</b>
TOTAL UNITS	PRE-RAD UNIT TYPE (I.E., FAMILY, SENIOR, ETC.)	POST-RAD UNIT TYPE IF DIFFERENT (I.E., FAMILY, SENIOR, ETC.)	CAPITAL FUND ALLOCATION OF DEVELOPMENT (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
<b>150</b>	<b>FAMILY</b>	<b>FAMILY</b>	

BEDROOM TYPE	NUMBER OF UNITS PRE-CONVERSION	NUMBER OF UNITS POST-CONVERSION	CHANGE IN NUMBER OF UNITS PER BEDROOM TYPE AND WHY
Studio/Efficiency	<b>150</b>	<b>150</b>	<b>0</b>
One Bedroom	<b>30</b>	<b>30</b>	<b>0</b>
Two Bedroom	<b>36</b>	<b>36</b>	<b>0</b>
Three Bedroom	<b>60</b>	<b>60</b>	<b>0</b>
Four Bedroom	<b>24</b>	<b>24</b>	<b>0</b>
Five Bedroom			
Six Bedroom			

(If performing a Transfer of Assistance):

(Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)

**CA021 - Housing Authority of the County of Santa Barbara (HASBARCO)  
2024 AGENCY PLAN**

**DEVELOPMENT #2**

Name of Public Housing Project	PIC Development ID	Conversion type (i.e., PBV or PBRA)	Transfer of Assistance
<b>Guadalupe Ranch Acres</b>	<b>CA021000003</b>	<b>PBV</b>	<b>NO</b>
Total Units:	Pre- RAD Unit Type(i.e., Family, Senior, etc.):	Post-RAD Unit Type if different (i.e., Family, Senior, etc.)	Capital Fund allocation of Development: (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)
52	Family	Family	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency	52	80	Mixed income units
One Bedroom	2	12	Mixed income units
Two Bedroom	16	24	Mixed income units
Three Bedroom	22	28	Mixed income units
Four Bedroom	12	16	Mixed income units

(If performing a Transfer of Assistance):

(Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)

**CA021 - Housing Authority of the County of Santa Barbara (HASBARCO)**  
**2024 AGENCY PLAN**

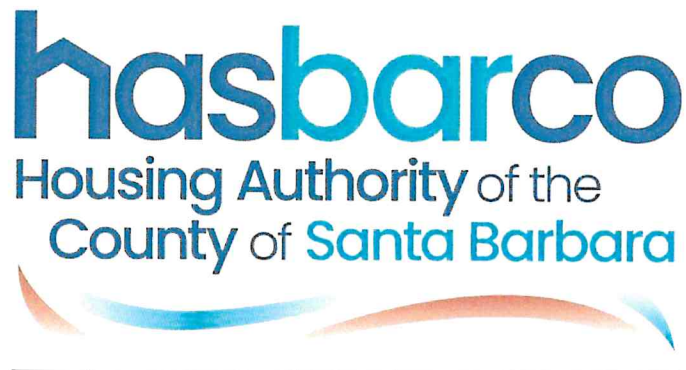
**B.5 Significant Amendment or Modification.**

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

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

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

1. The decision to convert to Project Based Voucher Assistance.
2. Changes to the Capital fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds.
3. Changes to the construction and rehabilitation plan for each approved RAD conversion.
4. Changes to the financing structure for each approved RAD conversion.



CAPITAL FUND PROGRAM  
CA16-PO21-501-24

Proposed Annual Statement /  
Five-Year Action Plan

FFY 2024-2028

Public Comment Period: July 4, 2023 – August 17, 2023

Public Hearing: August 17, 2023

Board Approval: September 14, 2023

**DRAFT – 6/16/2023**

# 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:  
Housing Authority of the County of Santa Barbara Capital Fund Program Grant No.: 501-24  
Replacement Housing Factor Grant No.: FFY of Grant Approval: 2024

XX Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision number: )		Final Performance & Evaluation Report	
Performance & Evaluation Report for Program Year Ending		Original		Revised (2)		Total Actual Cost (1)	
Line No.	Summary by Development Account	Total Estimated Cost		Obligated		Expended	
1	Total Non-CGP Funds	.00					
2	1406 OPERATIONS (n.t.e. 10% of line 21)	76,920.00					
3	1408 MANAGEMENT IMPROVEMENTS	15,000.00					
4	1410 ADMINISTRATION	76,920.00					
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	600,363.00					
11	1465.1 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.t.e. 8% of line 19)	.00					
21	Amount of Annual Grant (lines 2-20)	769,203.00					
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 DRAFT 6-16-2023		Signature of Public Housing Director		Date	

**Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF)**

## Housing Authority of the County of Santa Barbara

Grant Type and Number:  
**Capital Fund Program Grant No.: 501-24**  
 Replacement Housing Factor Grant No.:

FFY of Grant Approval:

[illegible]



**Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF)**

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

Housing Authority of the County of Santa Barbara

**Capital Fund Program Grant No.: 501-24**

FFY of Grant Approval:

[illegible]

**Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF)**

PHA Name:	Grant Type and Number:
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Grant Type and Number:	
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Capital Fund Program Grant No: 501-24

2024

[illegible]



# 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

DRAFT 06/16/2023

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 2024			
B.	Physical Improvements Subtotal	Annual Statement	585,363.00	585,363.00	505,363.00
C.	Management Improvements		15,000.00	15,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		.00	.00	50,000.00
E.	Administration		76,920.00	76,920.00	76,920.00
F.	Other		15,000.00	15,000.00	50,000.00
G.	Operations		76,920.00	76,920.00	76,920.00
H.	Demolition		.00	.00	.00
I.	Development		.00	.00	.00
J.	Capital Fund Financing – Debt Service		.00	.00	.00
K.	Total CFP Funds		.00	.00	.00
L.	Total Non-CFP Funds		.00	.00	.00
M.	Grand Total		769,203.00	769,203.00	769,203.00

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

**DRAFT 06/16/2023**

form HUD-50075.2 (4/2008)

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

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form HUD-50075.2 (4/2008)



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

**Expires 4/30/2011**

**form HUD-50075.2 (4/2008)**

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

form HUD-50075.2 (4/2008)

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

**Expires 4/30/2011**

**form HUD-50075.2 (4/2008)**