

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

Applicability. Form HUD-50075-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	<p> PHA Name: <u>The Housing Authority of the County of Santa Cruz</u> PHA Code: <u>CA072</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>234</u> Number of Housing Choice Vouchers (HCVs) <u>5,006</u> Total Combined <u>5,240</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

B.2 New Activities.

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

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

The Housing Authority of the County of Santa Cruz plans to apply to HUD for Streamlined Voluntary Conversion (SVC) of AMP Number CA072000001 for the 234 public housing units during the 2019/2020 FY. This SVC as specified in PIH Notice 2019-05, states this is authorized by Section 22 of the United States Housing Act of 1937, and it's implementing regulations at 24 CFR 972, Part B, authorizing PHAs to convert public housing to tenant-based assistance. If the SVC is approved, all existing eligible public housing residents would receive Tenant Protection Vouchers (TPVs). All residents would have the right to remain in their existing unit paying an affordable rent. Low-income residents who are income eligible and receive Tenant Protection Vouchers would also have the right to transfer their assistance to another unit in the private market using a Section 8 Housing Choice Voucher. Additionally, the units will remain online and available for rental housing, with no demolition or rehabilitation work planned. Therefore, no relocation activities are anticipated. The units will remain designated for rental housing for low-income families in perpetuity. Upon completion of the conversion, the Agency will close out our Low Income Public Housing Program. Through this Agency Plan update, the Housing Authority expresses intention to apply for Section 22 Streamlined Voluntary Conversion, including SVC removal action and PHA submission of removal application to HUD.

Project Based Vouchers: The Housing Authority of the County of Santa Cruz has a Request for Proposals posted on the website to support the Agency's goal of expanding the supply of affordable housing. In the coming year, the Housing Authority projects expanding our current number of 196 PBV units with an additional 115 PBV units (48 at Sunrise Senior Apartments in Hollister 33 at Water Street Apartments in Santa Cruz, 11 at Jardines del Valle and 23 at Villas del Paraiso, both in Watsonville. While 81 additional project based units are currently planned, the Housing Authority may elect to project base additional units up to HUD limits, as allowed by program regulations. Project based units may be located anywhere in the jurisdiction of the Housing Authority. Project basing units is consistent with our PHA plans as it expands the supply of affordable housing and expands housing opportunity for low-income families throughout our jurisdiction.

Units with Approved Vacancies for Modernization: Prior to filling a vacant LIPH unit, HA staff will determine if the unit needs to be modernized. If a unit is approved for modernization that work can include any and all of the following activities: new flooring and base, plumbing fixtures, lighting fixtures, appliances, window coverings, counter tops and back splashes, hardware for doors and cabinets, heater, water heater, doors and any other interior components that need to be replaced.

<p>B.3</p>	<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.</p> <p>The Housing Authority of the County of Santa Cruz reports progress on the following goals, as described in the 5-Year Plan.</p> <p>Goal: Expand the supply of assisted housing • The Housing Authority has project based 31 units at Pippin Orchards Apartments in Watsonville and 13 units at Sycamore Commons and La Playa Apartments in Santa Cruz. The Housing Authority has conditionally approved project based vouchers for 33 units currently under development on Water Street in Santa Cruz and 48 units under development for seniors at Sunrise Senior Apartments in Hollister, as well as 34 units of existing farmworker housing in Watsonville. Housing Authority staff have met with jurisdictional staff, owners, and developers to promote the expansion of the PBV program, and the use of this program to support the development of new affordable housing as well as the preservation of existing housing that is at risk of losing affordability requirements or is in need of substantial improvements. • The Housing Authority is exploring the possibility of developing affordable housing units on our parcel on Natural Bridges Drive.</p> <p>Goal: Increase assisted housing choices • The Housing Authority has worked with local jurisdictions to expand the Landlord Incentive Program. This incentive program offers up to \$2,500 to landlords who claim expenses beyond security deposits for tenant damages, vacancy loss, legal fees and other costs when a Housing Choice Voucher (HCV) tenant vacates a unit. This risk-mitigation program proactively addresses landlord fears they might be left with greater expenses from voucher-assisted tenants. In the past year, the program was expanded from homeless targeted voucher programs to all types of Housing Choice Vouchers (for the first year of tenancy). In the coming year, the program will be available to all Section 8 landlords in Santa Cruz County, regardless of their tenant’s length of tenancy (subject to funding limitations). • The Housing Authority also manages several Security Deposit Programs, funded by various jurisdictions within the County. The security deposit programs have made a big difference in assisting low income families in getting leased-up. Security deposit assistance makes more housing choices available to low-income families. Currently the Housing Authority is exploring a partnership with the City of Watsonville to expand the reach of security deposit programs. • To keep pace with rising market rents, the Housing Authority is utilizing Fair Market Rents (FMR) approved by HUD, based on ad hoc FMR studies commissioned by the Housing Authority. The more accurate local data is the foundation for our Payment Standards. These real-data payment standards directly increase housing choices for households with assistance. • The Housing Authority applies for all new voucher funding opportunities. Last year, our Agency was awarded 50 new Mainstream Vouchers to serve non-elderly persons with disabilities, 29 new VASH vouchers for homeless veterans, and 58 new Family Unification Program (FUP) vouchers to reunite parents with their children or prevent the out-of-home placement of children.</p> <p>Goal: Promote self-sufficiency and asset development of families and individuals • The Housing Authority has expanded participation in the Family Self-Sufficiency Program beyond minimum program levels to assist more households develop more independence and financial security. • The Housing Authority partners with agencies that promote self-sufficiency including community colleges, workforce development centers, mainstream benefit government, public libraries and economic justice organizations.</p> <p>Goal: Improve agency and program management • The Housing Authority has continued to maintain high performer status on both the Section 8 Management Assessment Program (SEMAP) and the Public Housing Assessment System (PHAS). • This year, the Housing Authority surveyed eight agencies that partner with us on special voucher programs. The agencies included the Department of Veterans Affairs, the County of Santa Cruz Health Services Agency, Encompass Community Services, the Homeless Services Center, Dignity Health Medial Group-Dominican, Housing Choices, and the Health Projects Center. The agencies answered key questions regarding what does our partnership accomplishes, what is working well, and what can we improve. The results demonstrated how essential access to housing assistance is to the clients of our respondents; great communication between our agency and theirs; and suggestions for improvements - which we are acting on this year, including making presentations to agency staff on housing authority programs.</p>
<p>B.4.</p>	<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>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, 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>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, 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>

<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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>
<p>C.4</p>	<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</p>	<p>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>
<p>D.1</p>	<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>