

5-Year PHA Plan (for All PHAs)	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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>The Housing Authority of the County of Santa Cruz</u> PHA Code: <u>CA072</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 websites. 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" data-bbox="204 894 1463 1528"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> <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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Housing Authority of the County of Santa Cruz is to promote access to quality, safe, affordable housing, utilize housing as a platform for improving quality of life, and support inclusive, healthy and sustainable communities free from discrimination.</p>																																

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.

1. Goal: Expand supply of assisted housing
 - a. Apply for maximum award of additional rental assistance vouchers when available
 - b. Increase ACC of tenant-based voucher program by new 200 vouchers
 - c. Increase the size of project-based voucher program by 300 vouchers, with at least 150 of those vouchers provided to new affordable housing developments
 - d. Complete the development of a minimum of 6 new affordable units on Natural Bridges Drive
 - e. For new site based affordable housing, take measures to deconcentrate poverty and expand housing opportunity
 - f. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
 - i. Increase density (adding additional units) by adding to existing sites where possible, and/or by supporting development of ADUs for low-income households including voucher households.
 - ii. Expand into affordable housing development and/or partnering with developers
 - iii. Fund at least one full or part time housing development position, either among HA staff or through a consultant
 - iv. Pursue the purchase of multifamily housing developments that comes up for sale
2. Goal: Improve quality of assisted housing
 - a. Renovate or modernize existing housing units and complexes as needed
 - b. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
 - i. Develop program to fund repairs to units that cannot pass HQS standards in exchange for committing units to voucher holders
 - ii. Develop program to fund improvements to make units accessible to persons with disabilities
3. Goal: Increase assisted housing choices
 - a. Conduct FMR study bi-annually to continually increase voucher payment standards
 - b. Continue or expand Landlord Incentive Program by allocating up to \$200,000 to the program
 - c. Increase number of landlords participating in Section 8 voucher program by 10%
 - d. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
 - i. Provide voucher mobility counseling to all voucher holders, such as rental search assistance, rental resumes, etc.
 - ii. Provide additional landlord incentives/bonuses of up to a total of \$100,000 per year total
 - iii. Provide housing counseling and/or information services to at least 50 non-assisted households, such as affordable housing waiting list alerts
4. Goal: Improve agency and program management
 - a. Maintain high performer status with a SEMAP score of at least 95%
 - b. Achieve and maintain high voucher and funding utilization rates of at least 95%
 - c. Implement landlord portal with features including document uploading and electronic signature on contracts
 - d. Implement resident portal with features including online annual re-examination forms, document uploading, and online maintenance requests
 - e. Implement applicant portal with features including online access to application status, online application updates
 - f. If Section 22 SVC is completed:
 - f. Conduct a survey of residents and program participants to determine which programs and services are most needed.
 - g. Any additional programs or services funded through revenue from non-profit affiliate should be developed in consultation with subject matter experts based on data regarding local needs, in alignment with best practices, with outcomes measured.
5. Goal: Promote self-sufficiency and asset development of families and individuals
 - a. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
 - i. Provide or attract at least two new supportive services to improve tenant employability
 - ii. Provide or attract at least two new supportive services to improve financial literacy
6. Goal: Utilize housing as a platform to improve quality of life
 - a. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
 - i. Provide or attract at least two new supportive services to increase independence for elderly and disabled
 - ii. Provide or attract at least two new supportive services to increase health and wellness of residents
 - iii. Provide or attract at least two new supportive services to increase food security of residents
 - iv. Provide or attract at least two new supportive services to improve educational attainment of residents, such as promoting book rich environments
7. Goal: Ensure equal opportunity and affirmatively furthering fair housing
 - a. Take affirmative measures to ensure access to assisted housing for all protected classes or persons least likely to access assistance
 - b. Implement measures to deconcentrate poverty and expand housing opportunity, such as regional payment standards, policies that do not limit frequency of transfer, and consideration of poverty rates in assignment of project-based vouchers

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.

Goal: Expand the supply of assisted housing

The Housing Authority has increased the number of Section 8 vouchers from 4,755 in 2015 to 4,973 currently.

The Housing Authority has increased the number of Project Based units from 53 units in 2015 to 278 units currently with an additional 116 units in process.

Goal: Increase assisted housing choices

The Housing Authority has successfully increased voucher payment standards; this helps expand opportunity for low-income families to secure rental housing. The Housing Authority completed a Fair Market Rent (FMR) study to keep pace with rising market rents, which was approved by HUD. 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 has established regionally based payment standards to promote mobility of low income households to higher opportunity neighborhoods.

The Housing Authority has conducted landlord outreach, established a staff position as the single point of contact, developed outreach brochures and has an interactive web portal for landlords.

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.

The Housing Authority also manages several Security Deposit Programs, funded by various jurisdictions within the County. The security deposit programs assist low income families in getting leased-up. Security deposit assistance makes more housing choices available to low-income families.

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

The Housing Authority has maintained a Family Self-Sufficiency grant every year that provides supportive services to improve assistance recipient's employability.

Former foster youth can participate in the Family Self Sufficiency program which can extend the FUP-Youth housing assistance up to five years. The Housing Authority has been awarded a Mainstream Non-Elderly Persons with Disability grant to increase independence for families with disabilities. The grant amount was at the maximum level awarded.

The Housing Authority is a Workforce Santa Cruz County partner agency and works with other agencies that promote self-sufficiency including community colleges, workforce development centers, mainstream benefit government, public libraries and economic justice organizations.

Goal: Improve the quality of assisted housing

The Housing Authority has used capital funds to modernize public housing complex interiors and exteriors.

The Housing Authority has provided Project Based Vouchers for properties needing significant rehabilitation.

Goal: Improve agency and program management

The Housing Authority has maintained our rank as a High Performer agency in both the Housing Choice Voucher and Public Housing programs.

The Housing Authority has completed a software conversion that will allow us to streamline and modernize agency processes, and incorporates the use of web portals for landlords, participants and applicants, which will increase staff efficiency and improve customer service.

Goal: Ensure equal opportunity and affirmatively further fair housing

The Housing Authority has implemented the waiting list preferences for historically underserved populations including disabled and medically vulnerable homeless persons and disabled persons transitioning from institutions.

The Housing Authority has established regionally based payment standards to promote mobility of low income households to higher opportunity neighborhoods.

The Housing Authority has moved our administrative offices to a mid-county location more easily accessible to applicants and participants countywide.

The Housing Authority maintains fair housing brochures and posters in public areas of Housing Authority offices and properties and makes this information available to members of the community who are seeking information about their fair housing rights. Referrals to HUD, FHEO, Legal Aid, and other advocacy organizations are made upon request. Also, the Housing Authority assists program participants and members of the public in filing fair housing complaints as needed.

	<p>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.</p> <p>In accordance with the requirements of the Violence Against Women Act (VAWA), the Housing Authority has established goals, objectives, activities, services, policies and programs to serve the needs of applicants, participants and tenants for VAWA protections as victims of domestic violence, dating violence, sexual assault, or stalking:</p> <ol style="list-style-type: none"> 1. Goals and Objectives: The Housing Authority goal is all applicants, tenants and participants understand their rights to protection through the Violence Against Women Act (VAWA). The objective is for the Housing Authority to provide the educational material to all applicants, tenants and participants. The Housing Authority serves the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking through education on VAWA protections. 2. Activities and Services: The Housing Authority activity that enables the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking is to provide all applicants, participants and tenants with the VAWA Notice of Occupancy and Certification Form. In addition to information on the rights to VAWA protection, the Notice includes local and national resources for victims. Other activities include the Housing Authority can transfer victims through the Emergency Transfer procedure and refer victims to social service and law enforcement agencies with expertise in domestic violence and other VAWA crimes. Housing Authority activities ensure that victims are not denied assistance, evicted or terminated from housing assistance for being a victim – or being affiliated with a victim - of domestic violence, dating violence, sexual assault or stalking. 3. Policies and Programs: The Housing Authority has established policies and procedures to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. These policies and procedures implement VAWA protections. These include Violence Against Women Act (VAWA) Procedures, Violence Against Women Act (VAWA) Emergency Transfer Plan, and Screening and Eviction Policy. The Housing Authority has developed a prevention program, the Emergency Transfer Plan that complies with VAWA. For families renting units owned or managed by the Housing Authority, agency staff also work closely with local law enforcement to address any and all crime-related problems in a proactive manner. Police officers live at several public housing locations and can assist with crime prevention and reporting.
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><u>Significant Amendment</u> – The Housing Authority defines significant amendment as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered significant amendments.</p> <p><u>Substantial Deviation / Modification</u> –The Housing Authority defines substantial deviation/modification as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or modifications.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year 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 5-Year 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.7</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>