

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 03/31/2024
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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	<p> PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ PHA Code: CA072 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>5,574</u> Total Combined <u>5,574</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input 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"> <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> </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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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>The Housing Authority maintains an open and continuous Request for Proposals (RFP) for Project Based Vouchers and will continue to project base units up to the HUD permitted Program Cap, in order to stimulate new affordable housing construction and/or support preservation of existing affordable housing units. HACSC intends to flexibly utilize its Operating Fund, Capital Fund and HAP funds in accordance with the MTW Operations Notice. Such uses may include, but are not limited to, issuing additional vouchers and leasing units above its MTW-eligible ACC authorized units.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>1. Goal: Expand supply of assisted housing</p> <p>a. <u>Apply for maximum award of additional rental assistance vouchers when available</u> – HACSC continues to apply for all voucher funding opportunities.</p> <p>b. <u>Increase ACC of tenant-based voucher program by 200 new vouchers</u> – The number of vouchers in our ACC has increased from 5,095 in July 2020 to 5,774 in December 2023, an increase of 679 vouchers. This includes 234 vouchers acquired through the Streamlined Voluntary Conversion, 280 Emergency Housing Vouchers (which are not permanent and will expire as families attrition out of the program over time), 90 Mainstream Vouchers, 34 VASH vouchers and 41 Stability Vouchers.</p> <p>c. <u>Increase the size of project-based voucher program by 300 vouchers, with at least 150 of those vouchers provided to new affordable housing developments</u> – The number of vouchers under contract in our PBV Program has increased from 321 units in July 2020 to 379 units in December 2023, an increase of 58 units. However, the Housing Authority has 561 additional units in the PBV pipeline that have been conditionally approved. All of these units represent new developments, and the majority are expected to be completed within the timeframe of this 5-year plan.</p> <p>d. <u>Complete the development of a minimum of 6 new affordable units on Natural Bridges Drive</u> – The Housing Authority is in the process of developing 20 SRO units at the site. Units are expected to be ready for occupancy in Fall 2024.</p> <p>e. <u>For new site based affordable housing, take measures to deconcentrate poverty and expand housing opportunity</u> – The Housing Authority successfully transitioned all public housing to tenant protection vouchers and project-based vouchers, enabling enhanced mobility to high-opportunity areas. Notably, 68.5% of the conditionally awarded project-based vouchers</p>

are allocated within Census Tracts boasting a poverty rate of 20% or lower, aligning with our commitment to fostering diverse and thriving communities.

f. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:

- i. Fund at least one full or part time housing development position, either among HA staff or through a consultant – The Housing Authority has contracted with an external construction project manager and will continue to build capacity within staff as well as working with external consultants as needed.
- ii. Expand into affordable housing development and/or partnering with developers. The Housing Authority has secured administrative and funding flexibility through the MTW demonstration program to support the development of affordable housing. Staff are pursuing opportunities to engage in real estate activities which include the acquisition, development, disposition, and financing of affordable housing, consistent with strategies approved by the Board of Commissioners.

2. **Goal: Improve quality of assisted housing**

- a. Renovate or modernize existing housing units and complexes as needed – Since 2020 the Housing Authority oversaw 41 units complete modernization, including painting, fixture replacements, and various upgrades.

3. **Goal: Increase assisted housing choices**

- a. Conduct FMR study bi-annually to continually increase voucher payment standards – the Housing Authority completed an FMR study in June 2023, which increased FMRs by more than 20% over the previous year's rates. As a result, the Housing Authority increased payment standards effective January 1, 2024. FMR studies are conducted at least bi-annually.
- b. Continue or expand Landlord Incentive Program by allocating up to \$200,000 to the program – The Landlord Incentive Program budget has decreased over time, with approximately \$62,000 available from the jurisdictions, and \$50,000 available from New Horizons Affordable Housing and Development. Although we anticipated a need of up to \$200,000 in funding when the program was initially developed, the programs have been scaled down to match the funding need, based on historical data regarding consumption of funds.
- c. Increase number of landlords participating in Section 8 voucher program by 10% – The Housing Authority does not have data on the number of landlords at the beginning of the 5 year plan period, due to a software conversion and change in reporting. However, the Housing Choice Voucher Program has seen a 4.5% rise in participating landlords during the 2023 calendar year alone, starting with 1,852 landlords and concluding the year with 1,936 landlords participating.

4. **Goal: Improve agency and program management**

- a. Maintain high performer status with a SEMAP score of at least 95% – The Housing Authority has maintained high performer status for SEMAP. However, with MTW designation, SEMAP is no longer applicable.
- b. Achieve and maintain high voucher and funding utilization rates of at least 95% – Voucher utilization rate is 95.6% as of December 2023.
- c. Implement landlord portal with features including document uploading and electronic signature on contracts – the Housing Authority has implemented the landlord portal through YARDI Rent Café and has implemented DocuSign for executing contracts.
- d. Implement resident portal with features including online annual re-examination forms, document uploading, and online maintenance requests – the Housing Authority has implemented the resident portal through YARDI Rent Café.
- e. Implement applicant portal with features including online access to application status, online application updates – The Housing Authority is in the process of implementing the applicant portal through YARDI Rent Café.

If Section 22 SVC is completed:

- f. Conduct a survey of residents and program participants to determine which programs and services are most needed – The Housing Authority is in the process of conducting a stakeholder survey of 1) HCV/PBV families; 2) Residents of HA owned or controlled properties, and 3) Landlords.

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 –
 1. The Housing Authority's collaboration with a local Internet provider has successfully secured free high-speed internet for seven of our properties. This initiative aims to provide digital access to numerous households, aligning with our commitment to bridging the digital divide and supporting families through the Equal Access Santa Cruz program, furthering our goal of promoting self-sufficiency and asset development.
 2. The Housing Authority has partnered with the Santa Cruz Metropolitan Transit District (METRO) to provide free bus passes for residents living in any of the Housing Authority's owned and controlled properties. This initiative dismantles obstacles to mobility, empowering tenants and enriching their employability prospects.
- ii. Provide or attract at least two new supportive services to improve financial literacy – The Housing Authority initiated the Saving for YOU Program, a financial empowerment initiative focused on asset building. Collaborating with Ventures, an agency specialized in providing tailored financial health workshops and personalized coaching, the program aims to engage participants and equip them with tools for long-term financial success.

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

- a. Take affirmative measures to ensure access to assisted housing for all protected classes or persons least likely to access assistance – The Housing Authority monitors to ensure all protected classes and persons least likely to apply have adequate representation in Housing Authority programs and waiting lists. Additionally, the Housing Authority has developed an Equity Report Card to examine diversity and representation at all levels of the organization, and to identify disparities in outcomes and develop strategies to promote equity.
- 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 – The

	Housing Authority has taken many measures to expand housing opportunity, including bi-annual FMR studies that result in increased payment standards, regional payment standards that allow greater subsidy in more expensive neighborhoods, lengthy voucher search times of 270 days, and unlimited moves and transfers.
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Not Applicable</p>
B.5	<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 type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The audit findings listed below are from the fiscal year ending 6/30/22. The audit for the fiscal year ending 6/30/23 is still in the works. Therefore, at this time, the findings summarized below are still from the most recent audit:</p> <p>The Agency's auditor, Novogradac & Company LLP, has issued an unmodified (clean) opinion on the financial statements after conducting an audit in accordance with Government Auditing Standards, with no financial audit findings. On the program side, two findings were identified related to incomplete program files. One finding noted a missing annual re-examination and 5 missing required documents. The other finding noted one failed inspection where the HAP had not been abated after 30 days, with no written extension present in the file. The Housing Authority accepts these findings and has accepted the recommendation of the auditor to implement a corrective action plan. Following the expiration of the COVID-19 HUD regulatory waivers, the Authority experienced a large backlog of reexaminations along with higher than usual rates of staff turnover and other staff capacity challenges related to the pandemic. Authority management has developed and implemented a plan to rapidly work through the backlog, bringing the program into compliance. Current HUD SEMAP data reflects that 96% of reexaminations have been completed in a timely manner, which is enough to provide full points for this SEMAP indicator. Authority management will continue to monitor and strive towards 100% timely recertifications by the end of the fiscal year.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</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>Members of the Resident Advisory Board (RAB) raised no questions or concerns other than those related to support regarding the proposed changes to the Annual Agency Plan, Administrative Plan, and the MTW Supplement.</p>
C.2	<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>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>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>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</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 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> <table border="1" data-bbox="181 457 1456 907"> <tr> <td data-bbox="181 457 1456 499">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 499 1456 907"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. Per HUD instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p> </td></tr> </table> <table border="1" data-bbox="181 932 1456 1346"> <tr> <td data-bbox="181 932 1456 974">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 974 1456 1346"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. Per HUD instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p> </td></tr> </table> <table border="1" data-bbox="181 1371 1456 1820"> <tr> <td data-bbox="181 1371 1456 1413">Fair Housing Goal:</td></tr> <tr> <td data-bbox="181 1413 1456 1820"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. Per HUD instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p> </td></tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. Per HUD instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. Per HUD instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Not applicable. Per HUD instructions: "Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D."</p>
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