

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

PHA Plans

5 Year Plan for Fiscal Years 2008-09 – 2013-14

Annual Plan for Fiscal Year 2008-2009

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: City of Santa Monica Housing Authority

PHA Number: CA111

PHA Fiscal Year Beginning: (07/2008)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005-6 – 2010-11
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

The Administration's budget proposal does not include funding for any additional vouchers. In addition, HUD's budget based funding approach is likely to continue to restrict lease up due to the continuing increase in rental costs in Santa Monica.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Based upon the availability of CDBG funding, continue to advocate that priority be given in the City's Rental Repair Program to owners of Section 8 buildings.

X PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

Maintain an owner generated, weekly listing of apartments specifically available to all SMHA assisted tenants, including those whose status is pending, with vouchers issued by the SMHA. In addition, all people from any Housing Authority who are requesting the list as a reasonable accommodation are eligible to receive the list. However, because our voucher payment standards are so low, the owner generated listings normally contain only 1 to 5 units. Continue to go to owner association meetings to increase interest in all of the SMHA rental assistance programs, including the Section 8 program. Continue to respond expeditiously to any questions or complaints about the rental assistance programs administered by the SMHA, its' owners, or its' participants. Within this context, continue to make referrals to the appropriate agency specific to the issues at hand. Referrals include but are not limited to, the City Attorney's Office, Rent Control, Legal Aid and owner's associations.

Continue to promote the utilization of deed restricted housing by Section 8 tenants in order to increase mixed income opportunities for Section 8 tenants.

The March 2007 application to HUD to increase our Voucher Payment Standards (VPS) was rejected by HUD due to our 95% lease up rate even though our

application clearly stated that our VPS were all below the Rent Control 30th percentile. The application predicted a steady decline in lease up without approval and that is what has occurred to date. Therefore a new VPS application was submitted in March 2008.

Continue participation in Habitat For Humanity (HH) family housing project with the goal of having at least one Section 8 family purchase a unit from Habitat. The tenant/owner selection process is underway and the City's Family Self Sufficiency (FSS) case managers continue to assist FSS participants during the selection process.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

The Santa Monica Housing Authority does not administer project based rental assistance.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

There are currently 64 clients participating in the Family Self-Sufficiency Program (FSS). In 2007, 7 FSS participants completed the

program , while 27 completed an educational program of some type. In addition, 43% of the FSS households increased their income in 2007. As of February 2008, the SMHA maintains escrow savings accounts totaling \$ 263,741. The average escrow balance is \$3,470.

The housing authority funds St. Joseph's Center in the amount of \$62,400 for FSS case management services. FSS participants are working closely with their case managers to enhance their chances of being selected for ownership of a Habitat developed townhouse.

On-going community based referrals to social service agencies to assist Section 8 participants (SMHA contributes \$62,400 annually for case management services.). Contract MSW assists participants with obtaining needed services.

Shelter + Care: provide housing and supportive services for 133 formerly homeless persons with chronic mental illness, substance abuse, and or HIV/AIDS and other disabilities. A City funded (RDA 20% set-a-side) Senior Homeless Prevention and Rental Assistance program was implemented by the Housing Authority in January 2007. The program provides rental assistance vouchers and homeless prevention grants to homeless residents 55 years old and older who are actively engaged in case management. In addition, seniors at risk of being evicted through no fault of their own are eligible for a one time prevention grant of \$2,000-.In February 2008, 19 participants were receiving rental assistance while 7 additional seniors have been issue vouchers and are looking for an apartment. In some cases, a senior received both the prevention grant and on-going rental assistance. Case management is required and is provided by local community based non-profit agencies including St. Joseph's Center, OPPC and WISE Senior Services. A looming issue is the ability of community agencies to adequately case manage a growing caseload without a needed increase in their case management funding. RDA funds can not be used to pay for case management and yet case management is essential to the program.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Homeless Transitional Set-Aside Program: provides Section 8 and HOME TBRA vouchers 31 (formerly homeless) graduates of two transitional housing programs and victims of domestic violence shelters funded by the City of Santa Monica. “Turned over” vouchers are currently reserved for newly referred program graduates.

Referrals are accepted from Sojourn, the domestic violence program of the Ocean Park Community Center (OPCC), Family Place and St. Joseph’s Center, the 2 City funded homeless transitional housing programs.

In February 2008, both the HOME funded Chronic Homeless Program vouchers and the RDA Senior program have recently been approved to provide rental assistance to eligible participants who reside in Licensed Board and Care facilities.

Other PHA Goals and Objectives: (list below) NA

Annual PHA Plan
PHA Fiscal Year 2007-08
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

The City of Santa Monica Housing Authority's (SMHA) Annual Plan outlines its primary focus of remaining competitive in the rental market in order to provide a range of affordable housing opportunities for Section 8 and Shelter Plus Care participants. In addition, the plan outlines SMHA's efforts to provide or provide for a range of community-based services that allow many of its elderly and disabled participants to continue to live independently in the community.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents (Draft)

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Annual Plan	
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ii. Table of Contents	
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8. Demolition and Disposition	N/A
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10. Conversions of Public Housing	N/A	
11. Homeownership	40-42	
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13. Crime and Safety	N/A	
14. Pets (Inactive for January 1 PHAs)		N/A
15. Civil Rights Certifications (included with PHA Plan Certifications)	N/A	
16. Audit		49
17. Asset Management		NA
18. Other Information	50-53	

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments: NA

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments: NA

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
NA	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
NA	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
NA	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
NA	The HUD-approved Capital Fund/Comprehensive Grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Program Annual Statement (HUD 52837) for the active grant year	
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
NA	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
by Family Type *FY2007-08 One-Year Action Plan. No updated data currently available							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	5,646	5	5	2	2	5	2
Income >30% but <=50% of AMI	4,624	5	5	2	2	5	2
Income >50% but <80% of AMI	5,774	5	5	3	4	2	4
Elderly	4,700	5	5	3	4	2	4
Families with Disabilities	Info. not available						
Black	911	5	5	3	2	5	4
Asian	685	5	5	2	2	5	2
White	12,311	5	5	2	2	5	2
Hispanic	Unduplicated count is not available						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: FY 2001-02 thru FY 2005-06 * **FY2007-08 One-Year Action Plan in progress**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:

Other sources: (list and indicate year of information) City of Santa Monica Housing Element Update 1998-2005 * No update in previous fiscal year

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	<u># of families</u>	<u>% of total families</u>	<u>Annual Turnover</u>
Waiting list total	4,616	Can not compare with previous table given that our waiting list includes non-residents while the previous table only reflects Santa Monica resident	250 estimated based on projected attrition due to death, and program terminations for non-compliance such as unreported income (EIV). Anticipate EIV related turn over to be reduced since we have used it for more than 1 annual recertification cycle.
Extremely low income <=30% AMI	3,104 (67%) of the total number of applicants	Can not compare with previous table given that our waiting list includes non	Based on self reported income by wait list applicants
Very low income (>30% but <=50% AMI)	1,233 (27%) of the total number of applicants	Can not compare with previous table given that our waiting list includes non	
Low income (>50% but <80% AMI)	NA	NA	
Families with children	Data not captured on our 1 page waiting list application		Data not captured on our 1 page waiting list application
Elderly families	987 (21%)		
Families with Disabilities	1,977 (43%)		Self report by applicant subject to verification during eligibility process
Black	1,791 (39%)		

Housing Needs of Families on the Waiting List			
Native American*	88 (1%)* Both Native American & Pacific Islander		
Pacific Islander*	See above		
White*	1,743 (38%)		* Includes Hispanic and non-Hispanic Whites
Unreported	994 (22%)		
<u>* All Waiting List information is self reported by applicant and does not include bedroom size needed by applicants. New applications were accepted in July and August 2006.</u>			
Characteristics by Bedroom Size (Public Housing Only)	Information not captured on 1 page Waiting List Application	Household size is used as a surrogate for bedroom size requested*	Information not captured on 1 page Waiting List Application
1BR		*2,330 (50%)	
2 BR		1,213 (26%)	
3 BR		554 (12%)	
4 BR	4 or more household members	519 (11%)	
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months) <u>8 months</u></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Transitional housing set-a-side applicants, and those income eligible people displaced by governmental action (Ellis Act).</p>			

C. Strategy for Addressing Needs

Provide a brief 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. * update request submitted in 2/06
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Working in Santa Monica preference to households in which at least 1 adult member works a minimum of 35 hours per week in Santa Monica.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- In FY 06-07 the Housing Authority was granted authority to use \$1.3 million in City Redevelopment Agency Funds (RDA) to provide homeless prevention for persons who are at imminent risk of homelessness and housing subsidies for the chronically homeless with an emphasis on persons who are 55 and older (see above).
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Administer a person Shelter Plus Care program that requires participants to be both homeless and disabled. A \$1,907,412 Shelter Plus Care (SPC) tenant based

renewal grant was awarded to SMHA by HUD for the contract year beginning 8/1/2008. A \$108,972 SPC Project Based renewal grant was also awarded effective June 1, 2008. Both of these grants are subject to renewal thru the annual renewal application process. A new 5 year Project Based SPC grant for Step Up on 5th Street was also awarded in 2006 in the amount of \$1,754,280. The project is scheduled to complete construction in December 2008. Step Up on 2nd Street staff began to hold information meetings in 2007 which continue in 2008 in order to expand the pool of eligible applicants for the 33 SPC assisted units in the project. A new Shelter Plus Care Tenant Based 5 year grant was awarded by HUD in January 2008 to the SMHA in the amount of \$ 1,216,800. It is estimated to serve approximately 24 households.

Continue to outreach to the Westside Center for Independent Living to assist disabled portable voucher holders to relocate to Santa Monica. Disabled participants are referred to the Westside Center for Independent Living (WCIL) for assistance with issues related to their disability. In addition, the City's Human Services Division contracts with WCIL to install accessibility modifications in apartment units occupied by disabled residents. Owner's are referred by Housing Authority staff to the City's Rental Repair Program for grants to enhance their property's accessibility.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Data based on 2000 Census

Minority populations are over-represented in the SMHA programs compared to the City's overall population. While 28% of Santa Monica residents are non-white, 43% of the total number of all households currently assisted by the SMHA are non-white. White households comprise 57% of the Housing Authority tenants while 72% of the City's population is white, based on the 2000 Census. On the other hand, African-Americans comprise 4% of the City's population but comprise 24% of the Housing Authority's households. Hispanics comprise 13% of the City's population while they represent 18% of the Housing Authority household participants. Asian- Americans comprise 1% of the City's and 1% the Housing Authority's households.

In addition, the population served by the City is extremely poor, elderly and disabled by any indicator. The average gross income of each household is \$14,809 a year which is \$832 (5%) lower than the average income for all areas covered by HUD's L.A. Office. Over sixty-four per cent (64%) of all program participants are either elderly, disabled or handicapped. Santa Monica's elderly population represents 14.4% of the City's population while 42% of SMHA's population is elderly. Given both the very-very-low income of the population served and the number of elderly, handicapped and disabled participants, the SMHA dedicates extra resources to linking participants with community based services. Our elderly participants very old in that 35 (5%) are between the ages of 90 and 96 while another 158 (23%) are 80 to 89 years old. This fact has a growing impact on the SMHA's future planning and program development in order to meet the growing needs of a frailer and older population.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

As of January 2007, 63% (794) of our households live in census tracts with poverty rates ranging from 3% to 17.3% while the remaining 37% (394) live in census tracts with poverty rates ranging from 21.2% to 25%. The census track statistics are based on 2000 census. In this respect, participants in SMHA's rental assistance programs are somewhat unique. Very few, if any other, housing authorities are as deconcentrate in their communities. However, given the continuing increase in rental costs it is becoming more difficult to maintain a significant program presence in areas of low poverty. The below 17.3% number of households has been reduced by 7% from 2006. Proposed federal funding reductions in discretionary programs like HUD's are aimed at reducing the federal deficit by 50% by FY 2010 and will make deconcentration a very difficult if not impossible goal to achieve.

- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Our market based strategy reflects the effects of State mandated vacancy decontrol which have resulted in a rapid and on-going escalation in the cost of rents in Santa Monica. The demand for affordable housing in Santa Monica continues to outstrip the supply. An application to increase our voucher payment standards was submitted in March 2007 and denied by HUD based on the fact that our lease up rate was a healthy 95%. However, as history has proven, including recently, without voucher payment standards that reflect the 40th%, owners will not participate in our programs. Our requested amounts are shown below in Column (E.):

(A.) Bedroom Size	(B.) Current Payment Standard	(C.) March 2007 Requested Payment Standards Denied by HUD	(D.) March 2008 Requested Payment Standards	(E.) Increase Requested
0	\$1,009	\$1,109	\$1,249	\$240 (24%)
1	\$1,352	\$1,472	\$1,577	\$225 (17%)
2	\$1,843	\$1,978	\$2,093,	\$250 (14%)
3	\$2,411	\$2,843	\$2,906	\$495 (21%)

Our current payment standards were approved by HUD in May 2006 and are dangerously below the Rent Control 40th percentile as of December 2007. Our current lease up rate for Section 8 has dropped to 93% and once a participant moves or dies, we no longer are able to retain the majority of previously participating units. The rents in the Requested Payment Standards are \$225 to \$495 higher than our current payment standard based on the cost of the

3,173 rent controlled apartments that were rented between October 2006 and December 2007. Without its approval, the short and long term ability of the Housing Authority's various rental assistance programs to remain competitive in the rental marketplace remains questionable.

The current status of federal funding and the statutory restriction on the tenant's share of the total cost of rent combine to limit the options available to the Housing Authority. Santa Monica continues to be a very desirable place to live for educated professionals due to the number of high paying media and finance jobs available to professionals. This results in an extremely competitive housing market. Staff continues to explore alternative revenue sources to supplement HUD rental assistance funding.

2. Statement of Financial Resources (NA)

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance*	\$13,802,200 in Housing Assistance and \$1,478,444 Estimated Administrative Fees & Budget Allocations from all sources	* The renewal formula has been changed again and we are waiting for our 2008 budget numbers. The SMHA will require access to our prior year unspent HAP funds in order to utilize all 1,092 authorized vouchers. Administrative fees include all sources of administrative funds used by the SMHA.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$135,700	Shelter Plus Care case management contract with St. Joseph's Center
i) HOME	\$635,670	Rental assistance for a 3 year period
Other Federal Grants (list below)		
Shelter Plus Care	\$1,748,461 Tenant Based Rental assistance \$99,891 Project Based Rental Assistance	Two overlapping SPC renewal contracts prorated for 7/1/08 thru 6/09
2. Prior Year Federal Grants (unobligated funds only) (list below)	FY 2005=\$1,394,566 FY 2006=\$1,002,259	Based on HUD spreadsheet posted in February 2007 on their website. Update not currently available. Will likely require Congressional intent in order to allow access to unspent prior year funds.
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
TARP RDA funded Homeless Prevention and Rental Assistance Program.	\$20,000 \$1,000,000	City funded rental assistance for SMHA tenants whose owners have terminated their rental assistance contract. Applies to all rental assistance programs administered by the SMHA. City funded with Santa Monica Redevelopment Agency 20% set-a-side funds for rental assistance for homeless seniors and homeless prevention grants. Estimate includes projected costs thru 6/30/08.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources*	\$21,371,200,	Estimated from all sources of funding
*		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing (N/A)

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office

- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing

- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

Yes.

The SMHA historically screens new applicants and portable tenants who have not been screen by their initiating housing authority through the L.A. County Sheriff's Department as per a signed agreement with the County of Los Angeles Housing Authority. The Sheriff's Department uses the State of California CLETS system. However, an MOU with the Santa Monica Police Department (SMPD) has been created which will allow SMPD to perform our required screening at their headquarters. The HA will continue to screen for sex offenders thru the California Housing Authority Association (CHAA) which has greater access to sex offender records than police and sheriff departments.

The EIV earned income database has greatly enhanced our anti-fraud program since we got access to it in early 2006. The SMHA also employs a part-time, contract fraud investigator who works with the Santa Monica Police Department, HUD's Office of Inspector General and the District Attorney's Office to prosecute felony welfare fraud cases. The Housing Authority continues to have a 100% success rate for prosecutions.

- c. No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

Yes, see above.

- d. X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Yes, a staff member is authorized by the U. S. Department of Justice.

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

Only the information required to be given by HUD when requested by the owner. (name and of previous owner) We actively encourage owners to do their due diligence with Section 8 participants as they do with non-Section 8 applicants before agreeing to house a participant.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

When applications were available from July thru August 2006, they were available at the offices of community-based organizations and at all branches of the public libraries, City Hall and 2 community centers. Homebound and disabled applicants could call a toll free number and receive an application by mail. All applicants were required to submit applications by mail. We received 4,216 new applications which were added to the 643 remaining from our May

2000 application period. Applications will be reopened in approximately 3 to 4 years.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If client can demonstrate an acceptable level of effort by documenting their efforts on a Proof of Effort sheet, a second 60-day extension may be granted.

Clients are entitled to reasonable accommodation for a disability and can receive additional time beyond the 120 day limit.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

Homelessness City funded Transitional Housing Program graduates as per Administrative Plan. Vouchers allocated to graduates of Family Place and Turning Point programs.

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Former Section 8 certificate holders whose landlords opted out of Section 8 contracts causing tenant to temporarily relinquish the Section 8 certificate in order to participate in a City program of rental assistance put in place while City waited for HUD approved exception rents.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Based on the 2000 Census, there are 8,636 (10.4%) residents who live at or below the Federal poverty guideline. These poor residents represent 10% (4,425) of Santa Monica households. The average annual family income for current participants of all SMHA programs is \$14,829 which is 17% of the City’s median family income of \$87,748 (2000 Census adjusted to 2005 for inflation). It is important to note that the current HUD very-low income limits, which determine income eligibility, is \$25,900 for a 1 person household. Therefore SMHA average family income is 43% below HUD income limits for a 1 person household. Our participants are extremely poor and likely to be elderly or disabled and in many cases, both elderly and disabled (58%).

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

Referrals are made from non-profit homeless agencies in the city for the RDA program, Shelter Plus Care programs and from homeless transitional housing facilities for the Transitional Homeless Set-Aside program. In addition, the Chronic Homeless Project committee refers participants for the HOME funded chronic homeless voucher program. The committee is made up of representatives from a number of local agencies and the County's Department of Mental Health. Victims of domestic violence are referred through Sojourn which operates in a consortium with other domestic violence shelters.

4. PHA Rent Determination Policies N/A

[24 CFR Part 903.7 9 (d)]

A. Public Housing (NA)

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare

rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never

- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

Area rents are exceptionally high and HUD approved a 4th voucher payment standard in May 2006 as follows: \$1,009 for 0-bdrm, \$1,352 for 1-bdrm, \$1,843 for 2-bdrm, \$2,411 for 3-bdrm. A 5th

payment standard application, was submitted in March 2007 but rejected by HUD because of our 95% lease up rate at the time. However, the application was documented with rental data on 3,172 rent controlled units that were recently rented. The rent cost data clearly showed that our current payment standards were in the 21%tile to 23 %tile and stressed the reality that without an approval our lease up rate would drop well below 95%. Our current lease up rate is at 93% and will continue to fall without HUD's approval of our 2008 application.

The Section 8, HOME TBRA and Shelter Plus Care programs are dependent on keeping the payment standard linked to the 40th percentile rent-controlled rent by bedroom size. Landlords in Santa Monica are extremely unlikely to continue accepting Section 8, HOME or Shelter Plus Care vouchers without a payment standard that reflects the 40th percentile rent-controlled rent. The success or failure of the City's Chronic Homeless Program depends largely on a Voucher Payment Standard that is competitive and therefore reflects the 40th %tile of our Rent Control housing stock.

In order to remain competitive in Santa Monica's rental marketplace, unlike a number of housing authorities in Southern California, the Santa Monica can not reduce its payment standards. The rental market is extremely competitive and our vouchers must offer a fair return on the investment of property of for-profit apartment owners in Santa Monica. Otherwise participants will continue to largely not be able to locate housing in our city. We will require access to our 2005, 2006 and 2007 project reserves in 2008 in order to pay rents at our requested payment standard level.

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

History proves that with a VPS that reflects the 40thtile of our Rent Control marketplace, owners will not participate.

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Area rents as documented in a City database of 27,445 rent controlled units, the number of opt outs, tenant's success in leasing new units and other market factors. Staff does a bi-monthly analysis of the cost of Rent Control units and will continue to do so. Our current Voucher Payment Standard increase request is documented with the real time rent cost of 3,173 rent controlled units.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Participants can use their utility allowance credit to off-set their minimum rent requirement, when necessary.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Santa Monica Housing Authority is part of the Housing Division of the City of Santa Monica, Housing & Economic Development Department (HED). The Housing Authority Administrator reports to the Housing Division Manager who then reports to the HED Director. The HED Director, in turn, reports to the City Manager who is also the Executive Director of the Housing Authority.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	1,017 (93%) lease up on 1-08 with the goal of attaining 1,070 (98%) by the Fall of 2008 and 1,092 (100%) by December 2008. Requires both an increase to our current VPS and access to prior year reserves.	1-3% per month on average. Given the large number of senior clients, this will increase significantly over time. Especially in our 80 (203) year old and older population.
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	141 Shelter Plus Care (SPC). 115% lease rate due to participants ability to pay a portion of the contract rent. Allowable, as per HUD SPC regulations.	8% on average
Public Housing Drug Elimination Program (PHDEP)	NA	

Other Federal Programs(list individually)	HOME TBRA	6% to 7% per year

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

Administrative Plan and various issue specific brochures, mailings and handouts.

6. PHA Grievance Procedures N/A

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing NA

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

The PHA currently employs a knowledgeable independent contractor to act as a Hearing Officer for participants who are eligible to request an Informal Hearing. With the advent of the EIV wage database, we have experienced a increased number of terminations for unreported income. EIV provides earned income information thru the Federal government.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

Request must be in writing as per administrative plan.

7. Capital Improvement Needs N/A

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) N/A

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition N/A

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities N/A

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	<input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one)	<input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance N/A

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

Based on tables published in “Data Quick Real Estate News”, the estimated median value for a single family home in Santa Monica is \$853,400. The price of owner occupied single family homes and condos vary according to zip code. Regardless of the area, owner occupied housing in Santa Monica is very expensive and does not appear to have been devalued with the recent significant rise in mortgage defaults. The extremely high cost of home ownership in Santa Monica continues to make it very difficult to operate a successful home ownership component.

In order to mitigate the reality the high cost of home ownership in Santa Monica, the SMHA continues to work with Habitat For Humanity to facilitate a Section 8 homeownership with “sweat equity” program. Habitat has purchased a lot on 19th Street with City Of Santa Monica funding. Construction is scheduled to begin during the Spring of 2008 after many delays. The project will create 2 and 3 bedroom condominiums. Housing Authority staff have met with Habitat staff and although Habitat can not guarantee that one or more Section 8 tenants will be selected they are very interested in Section 8 participants

participating in their project. The Housing Authority will work closely with our Family Self Sufficiency case managers at the St. Joseph's Center to target FSS participants who would qualify for the Habitat project. The SMHA will also work with Community Corporation of Santa Monica (CCSM), a local non-profit owner of 1,400 units in the city, to determine if its FSS participants will qualify for CCSM's home ownership project which has also received funding from the City of Santa Monica to purchase 2 adjoining apartment buildings, one of which will be converted into a home ownership project.

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs N/A

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive

services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

The Housing Authority signed a cooperative GAIN agreement with the Department Of Public Services in 1997. We have been unable to date to secure a copy from the County of Los Angeles.

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

The SMHA and the Human Services Division jointly fund case management services for FSS participants. Case management

services include, but are not limited to, the following: vocational and educational assessment, training and educational referrals, child-care referrals, job readiness training, household budgeting training, etc. In addition, SMHA tenants are referred to various community based services based on need. The SMHA contracts with an MSW level Licensed Clinical Social Worker to assist staff and participants in assessing the need for and accessing services.

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self Sufficiency</i>	91			<i>Section 8</i>
Case Management	all	All participants	PHA office and St. Josephs Center	Section 8
Emergency Grants	As needed	Need	PHA office	Section 8
Escrow Accounts	75 totaling \$129,692	Available to all	PHA office	Section 8
Child Care	As needed	Specific criteria	Connections for Children	Section 8
Transportation	As needed	As needed	Big Blue Bus	Section 8
<i>Family Unification</i>	As needed		Dept. of Children and Family Services	Section 8
Children Services	As needed		Dept. of Children and Family Services	
Family preservation including housing search, moving expenses, utility turn-ons and legal expenses. Also security deposits, purchase of furniture, parenting skills, etc.	As needed		Multi-agency program funded by Los Angeles County.	
<i>Shelter Plus Care</i>	141	Case management		

		agency referrals		
Security and utility deposits, reimburse owners for damage caused by tenants or up to 80% of one month loss of contract rent if tenant moves without notice.	141 and as needed	SPC tenants only		
Case management , assist participants in finding housing and moving, referrals to supportive services, teach independent living skills, help maintain sobriety, help with employment or volunteer activities, arrange social activities	As needed		Ocean Park Community Center, St. Joseph's Center, Step Up on Second Street, and Didi Hirsch Community Mental Health Services, Edelman Mental Health Center and City of Santa Monica Coordinated Case Management	
WIND (Women In New Directions) peer support services for mentally ill women in the SPC program, day center and lunch	As needed		Ocean Park Community Center	

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004-05 Estimate)	Actual Number of Participants (As of: 02/01/05)
Public Housing		
Section 8	XXX	130

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

All new Section 8 participants receive FSS briefing materials and a letter soliciting their participation in the program. In addition, all Homeless Transitional Housing participants are required to participate in FSS.

77 of current FSS participants have escrow accounts that total \$263,741, as of 2/1/08.

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures N/A

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

- Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY N/A

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management N/A

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting

- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s No comments were received at the April 2007, meeting.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

NA

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board N/A

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

City Council appoints 2 Section 8 residents to the Housing Commission, one of whom must be 62 years old or older.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

All Section 8 participants who are 18 year old or older are eligible to apply through the City Clerk's office.

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

City Council appoints 2 Section 8 residents to the Housing Commission, one of whom must be at least 62 years of age. At its' March 13, 2008 meeting, the commission discussed the PHA Plan and heard comments from 3 members of the public who attended the meeting. The public comments were generally not specific to the PHA Plan. Staff responded by informing the members of the public and the commissioners that the comments were appropriate to the SMHA Administrative Plan. Staff recorded their comments for further consideration. The Housing Commission unanimously recommended that the Housing Authority approve the plan.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
2. City of Santa Monica, California

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

The City of Santa Monica's updated FY 2000-2005 Housing Element Update reiterated that the Section 8 program is integral to the City's efforts to preserve its affordable housing stock. The Housing Element's 1998-2005 Action Plan requires: (no changes from previous PHA Plan)

The development of programs to protect Section 8 tenants from contract opt outs. The City created the Tenant Assistance Rental Program (TARP) in June 1998 to assist Section 8 "opted-out" tenants and the Housing Authority continues to operate the program.

Take all necessary steps to increase the FMR so that Section 8 can offer market-based rents. The City received approval for a third increased voucher payment standard ranging from 163% to 203% of the LA FMR.

The Housing Element also requires that the City develop a package of programs to encourage landlords to participate in the Section 8 program, including loans and/or grants for rehabilitation and improved tenant screening and support services. In addition, it continues to focus its social service efforts on community-based referrals for needed support services and has also enhanced its ability to screen new applicants for criminal activity.

1. The 2005-2010 Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The plan identifies the Section 8 program, the HOME TBRA program and the Shelter Plus Care program as integral to meeting the affordable housing needs of very-low income households and the City's homeless population.

The Consolidated Plan also recognizes the Housing Authority's strategy of adapting its rental assistance programs to the Costa-Hawkins market place.

The City's efforts to secure and implement an enhanced voucher payment standard from HUD and subsequent renewal applications for the Shelter Plus Care program are current and on-going strategies targeted to the City's Housing and Homeless needs. The former strategy has allowed the SMHA rental assistance programs to remain somewhat competitive in the rental market place while rents in general continue to rise. The approval of higher Voucher Payment standards was essential and has allowed the Section 8 program to maintain a tenuous foothold in the City's rental marketplace and therefore remain a cornerstone program in the City's efforts to provide affordable housing to very low-income tenants. The March 2007 submission of our application to increase our Section 8 payments standards evidences our adherence to a market based strategy and if approved, will be adopted by both the HOME TBRA and Shelter Plus Care programs.

The Shelter Plus Care program has received HUD approval for its 12th annual Shelter Plus Care program. The funding will allow the program to continue its position as a cornerstone program in the City's efforts to provide affordable housing to homeless residents who are also disabled.

The Housing Authority also "set aside" 20 vouchers a year for the 4 years for graduates of the 2 non-profit homeless transition facilities located in Santa Monica. The program is now integrated into the constellation of programs administered by the SMHA. Graduates receiving vouchers must also participate in the FSS program in order to assist them in gaining economic self sufficiency. . Transitional vouchers that are "turned over" will be reserved for the transitional program. Finally, a significant enhancement in HOME funding has allowed the HA to assist an additional 21 chronic, as per HUD definition, homeless residents with vouchers. The SMHA is fully integrated into the City's Chronic Homeless Program and provides housing vouchers for eligible participants. The Shelter Plus Care, HOME TBRA, RDA City funded Senior Homeless Assistance and the Section 8 programs are the source of housing assistance available to participants.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>