

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
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A.1	PHA Name: <u>HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN</u> PHA Code: <u>CA024</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1001</u> Number of Housing Choice Vouchers (HCVs) <u>5165</u> Total Combined Units/Vouchers <u>6166</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. See Attachment A.1</p>						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s) See Attachment B.1.b</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See Attachment B.1.c</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. See Attachment B.2.b</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The most recent HUD-approved 5-Year Action Plan was approved by HUD on August 6, 2021.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <hr/> <p>Fair Housing Goal: Identifying Impediments to Fair Housing Choice within Public Housing Program</p> <hr/> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Housing Authority will work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the Housing Authority’s involvement identified in the San Joaquin County Housing Element Analysis of Impediments in a reasonable manner, as available resources permit. The Housing Authority will attempt to identify such resources and address any impediments permitted by such resources and in a reasonable and timely fashion.</p> <p>The Housing Authority, where essential, will work with the local jurisdictions, other service providers, property owners, and various other legal entities such as the California Rural Legal Assistance, to implement actions to affirmatively further fair housing.</p> <hr/> <p>Fair Housing Goal: Outreach to Non-Elderly Persons with Disabilities</p> <hr/> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Housing Authority has developed written procedures for notifying people with disabilities about the availability of public housing for disabled families. The Housing Authority will outreach to, but not limited to, the following organizations:</p> <ul style="list-style-type: none"> • independent living centers • veterans services offices • state and local agencies that serve Medicaid consumers <hr/> <p>Fair Housing Goal: Offering Assistance to Program Applicants and Participants</p> <hr/> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Housing Authority will, if requested, assist Public Housing applicants and participants to gain access to supportive services available within the community, but not require eligible applicants or participants to accept supportive services as a condition to participation in the program.</p> <p>The Housing Authority will not deny other housing opportunities to persons who qualify for the public housing program as a non-elderly disabled individual, or otherwise restrict access to Housing Authority programs to such applicants who choose not to participate.</p> <p>The Housing Authority will make available written fair housing material available in alternative formats for effective communication with people with disabilities in applications and recertification of eligibility, such as large print or computer versions of application forms, and</p>

has established procedures for accepting applications from individuals who are unable to come to the Housing Authority's management office because of disability.

If requested, the Housing Authority will provide or offer the following to participants with disabilities:

- A list of available units that may be rented in the Public Housing communities.
- The extension or suspension of acceptance of unit deadlines for public housing applicants.
- Review and if necessary, make exceptions to Public Housing Program utility allowances when needed by participants with disabilities, including advising disabled families of the availability of increased utility allowances and the criteria used to evaluate requests for increases.
- Allow for additional bedrooms to the size of a public housing unit to accommodate disabled families who need additional space for medical equipment or assistive devices.

Fair Housing Goal: Continued Fair Housing Training and Record-Keeping

Describe fair housing strategies and actions to achieve the goal

All Housing Authority staff will be required to attend fair housing training and be informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as a part of the overall commitment to quality customer service. Such training may be conducted by in-house staff, HUD, San Joaquin Fair Housing, or any other individual or agency qualified to provide such training.



Annual Plan (FY 2023/2024)

Section A.1 Availability of Information

HACSJ Website - www.hacsj.org

Administration Building:

2575 Grand Canal Boulevard, Stockton, CA 95207

Public Housing Management Offices:

Sierra Vista Homes - 1648 E 12th St., Stockton, CA 95206

Conway Homes - 849 Houston Ave., Stockton, CA 95206

Diablo Homes - 311 West Street, Tracy, CA 95376

Mokelumne Manor - 26188 Manor Drive, Thornton, CA 95686

Annual Plan (FY 2023/2024)
Section B.1 (b)
Revision of PHA Plan Elements

No Revisions- Eff 10/1/2023	

Annual Plan (FY 2023/2024)

Section B.1(c) Deconcentration Policy

Housing Choice Voucher Program

- The Administrative Plan for the Housing Choice Voucher Program (HCVP) has policies that support the Deconcentration Policy:
- The Housing Authority of the County of San Joaquin (Housing Authority) applies a residency preference for families who live, work, or have been hired to work within San Joaquin County and/or residents moving to San Joaquin County who currently participate in an education or training program designed to prepare the individual for the job market to access housing in San Joaquin County.
- Applicants and participant movers are required to attend a Briefing in which information is provided about all aspects of the searching process for units throughout San Joaquin County and outside San Joaquin County under Portability.
- Families are strongly encouraged to seek housing that meets their needs. Maps are provided showing areas outside of poverty and minority concentration. Additional maps are provided that illustrates schools, public transportation, hospitals, and employment agencies within San Joaquin County. A list of landlords with available units is made available to those searching.
- The Housing Authority encourages owners of rental property to participate in the HCVP. Inquiring owners are provided with information about the program through landlord association meetings, use of links on the Housing Authority website and FAQs, or, when requested, personal one on one meetings with the Director of Rental Assistance or his/her designee.
- Landlords with properties in San Joaquin County have the ability to list available units, and applicants and participants are able to access a list of available units, from the Housing Authority's On-Line Rental Search web page.
- The Housing Authority provides the use of Project-Based Vouchers (PBV) through Request for Proposals (RFPs) to create affordable and supportive housing for persons with disabilities, veterans, and families. This housing whether existing, new construction, or substantial rehabilitation is available to eligible applicants in various areas of San Joaquin County.
- As part of the policy to work towards deconcentration of poverty, the Housing Authority annually determines fair Payment Standards to maintain access to affordable, safe, and decent housing in as broad an area as possible to encourage the



freedom of mobility for families.

Public Housing Program

- The Admissions and Continued Occupancy Policy for the Public Housing Program has policies that support the Deconcentration Policy.
- For developments above or below the Earned Income Range (EIR), the Housing Authority takes the following actions to provide for deconcentration of poverty and income mixing:
 - Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the Housing Authority.
 - When selecting applicants from the waiting list, the Housing Authority will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The Housing Authority will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.
 - By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of pre-application or higher preference status.
- Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and Housing Authority policy.

Annual Plan (FY 2023/2024)
Section B.2 (b)
New Activities

Development

- Redevelopment additional phases of Sierra Vista Homes
- Redevelopment of Tracy Homes in various phases
- Redevelopment of Conway Homes in various phases
- Acquire a maintenance facility and administrative space for use by Sierra Vista Homes (AMP 241) and Conway Homes (AMP 244) because of the redevelopment efforts of both communities. The acquisition will be funded through either Capital Funds or Public Housing reserves
- Calaveras Quarters – the Housing Authority’s 501c3 non-profit, Delta Community Developers Corp has received \$24.3 million HomeKey program round 2 and \$6.5 million in the City of Stockton American Rescue Plan Act funding to transform a 121-room motel into 69 one-bedroom units. We are partnering with seven (7) local supportive service providers to provide supportive affordable housing to those experiencing homelessness, homeless youth, and youth at-risk of homelessness.
- Sonora Square – the Housing Authority has received funding from MHSA, No Place Like Home, and City of Stockton CDBG for an adaptive reuse development of an existing commercial building and new development of a three (3) story building. In total the Housing Authority will be providing 38 Project-Based Voucher units for Behavioral Health clients.
- Convert 31 Public Housing units located at Sierra Vista Apartments I (CA 024000246) to Project Based Vouchers utilizing the Rental Assistance Demonstration
- Convert 15 Public Housing units located at Sierra Vista Apartments II (CA 024000247) to Project Based Vouchers utilizing Rental Assistance Demonstration
- Continue evaluating the feasibility of Rental Assistance Demonstration conversion of new mixed finance units.
- Co-develop a Senior housing project consisting of 108 Units utilizing a ground lease from the State of California. The Housing Authority plans to provide Project-Based Vouchers for these units.
- Installation of Electric Vehicle charging stations at Public Housing and other affordable housing sites throughout San Joaquin County.
- Utilizing No Place Like Home Funds, in partnership with San Joaquin County building housing for the homeless. The Housing Authority will acquire, develop and provide Project-Based Vouchers for these units.



- Continue to seek out affordable housing projects for development within San Joaquin County and acquisition for unused Low Income Public Housing units as well as Housing Choice Project-Based Vouchers.

Annual Plan (FY 2023/2024)
Section B.3
Progress in Meeting Goals

Goal 1: Increase the availability of affordable and attractive housing

- Expand the supply of assisted housing:
 - The Housing Authority plans to apply for a California Tax Credit Allocation Committee for Low Income Housing Tax Credit to redevelop Phase III of Sierra Vista Homes. The Housing Authority intends to demolish public housing units and replaces it with a unit mixed finance property consisting of public housing ACC units and/or Project-Based Vouchers.
 - The Housing Authority plans to apply for a California Tax Credit Allocation Committee for Low Income Housing Tax Credit to redevelop Tracy Homes. The Housing Authority intends to demolish public housing units and replace it with a unit mixed finance property consisting of public housing ACC units and/or Project-Based Vouchers.
- Reduce the number of vacancies at each Public Housing site by decreasing maintenance turnaround time.
 - The Housing Authority has reduced the number of vacancies at each Public Housing Site.
 - Invest in software to support inspections and work order efficiency for the reduction of vacancy turnaround time.
- Apply for additional vouchers, Housing Choice Voucher (HCV) and Veterans and Supportive Housing (VASH) Project-Based, as made available by the U.S. Department of Housing and Urban Development (HUD).
 - The Housing Authority has been allocated funding for HUD Veterans Affairs Supportive Housing (VASH) vouchers for a total of 259. A Registration of Interest request has been provided to HUD seeking additional vouchers.
 - The Housing Authority has been allocated 133 Mainstream (Section 811) Vouchers that will provide funding to assist non-elderly persons with disabilities.
 - The Housing Authority has been allocated 232 Emergency Housing Vouchers that will provide funding to assist homeless, at-risk of homeless, Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, and recently homeless and for who providing rental assistance will prevent the family's homelessness or having high risk of housing instability.
 - The Housing Authority submitted a Registration of Interest to HUD for Stability Vouchers for individuals and families experiencing or at-risk of homelessness; those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and veterans and families that include a veteran family member that meet one of the proceeding criteria.
- Seek partnerships with local agencies to further the goal of creating additional housing opportunities.



- The Housing Authority has partnered with San Joaquin County Behavioral Health Services to convert existing Housing Authority-owned property into project-based voucher units at Sonora Square for Behavioral Health referred clients.
- The Housing Authority has partnering with seven (7) local supportive service providers to convert an existing motel into project-based voucher units at Calaveras Quarters for homelessness, homeless youth, and youth at-risk of homelessness.
- The Housing Authority plans to partner with San Joaquin County, the Department of Housing and Community Development, and Delta Community Developers Corp., to apply for supportive housing funding to provide senior affordable housing.
- Seek available funding opportunities to increase housing stock.
 - The Housing Authority plans to apply for a California Tax Credit Allocation Committee for Low Income Housing Tax Credit to redevelop Phase III of Sierra Vista Homes. The Housing Authority intends to demolish public housing units and replaces it with a unit mixed finance property consisting of public housing ACC units and/or Project-Based Vouchers.
 - The Housing Authority plans to apply for a California Tax Credit Allocation Committee for Low Income Housing Tax Credit to redevelop Tracy Homes. The Housing Authority intends to demolish public housing units and replace it with a unit mixed finance property consisting of public housing ACC units and/or Project-Based Vouchers.
- Attract landlords through outreach efforts to expand the range and quality of housing choices available to HCV participants.
 - The Housing Authority has implemented a web-based application for landlords. Landlords are able to update their contact info, view their HAP ledgers, manage ACH accounts, and view unit inspection information.
 - The Housing Authority has partnered with local service providers to support voucher participants with landlord incentives.
- HUD approval for the Operating Fund Financing Program (OFFP).
 - As part of the first phase of redevelopment of Sierra Vista Homes, the Housing Authority will be applying for use of its public housing operating reserves through the use of OFFP. The Housing Authority plans to continue using OFFP and the operating reserves for future phases of the project. The Housing Authority is also considering the use of OFFP for redevelopment at its other properties.

Goal 2: Improve community quality of life and economic vitality

- Improve curb appeal at all Public Housing sites.
- Replace aging/outdated housing stock.
 - The Housing Authority will continue to seek funding sources to replace old housing stocks at the public housing sites with new affordable housing units.



- Continue to conduct outreach efforts to Public Housing residents to promote community involvement. These include community meetings, resident fairs, and quarterly resident newsletters.
 - The Housing Authority continues to hold resident fairs annually.
 - The Housing Authority participates in National Night Out annually.
 - Asset Managers attend the Resident Council Meetings.
 - Residents of Conway Homes, Sierra Vista Homes, and Mokelumne Manor (Thornton, CA) participated in (and will continue to participate in) the Summer Breakfast/Lunch program sponsored by the local School District.
 - The Housing Authority will work with community partners to host workshops and community meetings addressing including but not limited to health, education, job retention, housekeeping, credit and budget management.
- Manage the assisted housing programs in an efficient and effective manner to maintain the Authority's High Performing status.
 - For Fiscal Year ending September 30, 2022, the Housing Authority maintained high performer PHAS and standard performer SEMAP status.
- Expand Resident Councils' community involvement.
 - Conduct Resident Council elections, at Sierra Vista Homes (Stockton, CA), Conway Homes (Stockton, CA), Diablo Homes (Tracy, CA), Mokelumne Manor (Thornton, CA) as elected term expires.
 - The Resident Councils assisted with the Summer Breakfast/Lunch program, resident fairs, National Night Out, and holiday events for the residents.

Goal 3: Increase housing choices

- Review HUD published Fair Market Rents (FMR) and adjust voucher payment standards, if necessary.
 - The FMR were reviewed and adjusted according to the current rental market.
- Continue providing resources to families to expand mixed-income communities (in areas of deconcentration).
 - Participating families are encouraged to seek housing in deconcentrated areas during initial and transfer voucher briefings. Maps of areas outside of poverty and minority concentration are provided at the initial and transfer Voucher briefings.

Goal 4: Provide an improved living environment

- Continue plans to upgrade or replace aging housing stock in Sierra Vista Homes and Conway Homes.
 - The Housing Authority received approvals and Commitment to Enter into a Housing Assistance Payments Contract (CHAP) awards for RAD Conversions of Sierra Vista Apartment, Phase 1 and Sierra Vista II Apartments converting Public Housing ACC Units to Project-Based Voucher Program.
- Increase public housing security improvements:



- The Housing Authority will be applying for the ESSG to have security camera installation at Public Housing sites.
- The Housing Authority continues working collaboratively with the Stockton Police Department.
- Continue working collaboratively with the Tracy Police Department
 - The Housing Authority continues to collaborate with the Tracy Police Department. In addition, the Housing Authority continues to collaborate with the City of Tracy Code Enforcement Department.
 - The Housing Authority develops a working relationship with the San Joaquin County Sheriff's Department
 - The Housing Authority has established a positive partnership with the San Joaquin County Sheriff's Department and continues to collaborate with the Sheriff's assigned to patrol Thornton and surrounding areas.
- Consider installing speed bumps to deter speeding at all public housing sites.
- Promote and develop energy efficient housing.
 - The Housing Authority will continue to promote and develop energy efficient housing at new development projects and Public Housing sites.
- Apply for energy efficient grant funding.
 - Installation of Electric Vehicle charging stations at Public Housing and other affordable housing sites throughout San Joaquin County.
- Apply for Choice Neighborhoods Grant, Hope VI Revitalization Grant, Jobs Plus Pilot Program Grant and any available grant funding.
 - The Housing Authority has applied for the Choice Neighborhoods Grant, Job Plus Pilot Program Grant, ROSS FSS Service Coordinator Grant, ROSS Service Coordinator Grant, Community Development Block Grants with the City of Stockton, the City of Lodi, City of Tracy, and San Joaquin County, Low Income Weatherization Program, Clean Water State Revolving Fund, and California Public Housing Public Utilities Commission California Advanced Services Fund.

Goal 5: Promote self-sufficiency

- Encourage new and existing residents to participate in the Family Self Sufficiency (FSS) program.
 - The Family Self-Sufficiency Program has increased participation from 216 participants in 2021 to 195 participants in 2022. Participants have been invited to attend a variety of workshops hosted by the Housing Authority including a health fair, homeownership fair, and a job fair.
- Expand the FSS program and the homeownership program by seeking additional available funding.
 - The Housing Authority continues to apply for any and all available funding to expand the FSS program.
- Increase service provider participation in the Program Coordinating Committee (PCC).
 - The Program Coordinating Committee continues to meet quarterly. In the last year, 10 community agencies joined the PCC group.



- The Housing Authority partnered with local agencies to bring vocational and GED opportunities to public housing residents.
- The Housing Authority partnered with STAND providing goals, life skills, and resume building to public housing residents.

Annual Plan (FY 2023/2024)
Section C.1 (b)
Resident Advisory Board (RAB) Comments

No Comments- Eff. 10/1/2023

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Carrie Wright, the Housing Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 20-24 and/or Annual PHA Plan for fiscal
year 23-24 of the Housing Authority County of San Joaquin is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Stockton

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan
or State Consolidated Plan.

See attached document containing PHA Plan and City of Stockton Consolidated Plan
consistencies.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: <u>Carrie Wright</u>	Title: <u>Housing Director</u>
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12,
U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of
information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information
is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.
HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control
Number.

Annual Plan (FY 2023/2024)
Section C.2
Consistency with the City Consolidated Plan

Goal Name	Goal Description
Housing Services for the Homeless	Provide housing and services for the City’s homeless population, including homelessness prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wrap around services on-site
Affordable Housing	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Provide homeownership opportunities for first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation assistance.
Support Economic Development	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
Public Service	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___X_ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/1/2023, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of San Joaquin
PHA Name

CA024
PHA Number/HA Code

 x Annual PHA Plan for Fiscal Year: 2023-2024

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director: Peter W. Ragsdale		Name of Board Chairman Ryan W. Gresham	
Signature:	Date:	Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

[Go to 50075](#)