

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>10/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1075</u> Number of Housing Choice Vouchers (HCVs) <u>5174</u> Total Combined Units/Vouchers <u>6249</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" 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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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. Comments on original submission only</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 data-bbox="215 268 654 296">Affirmatively Furthering Fair Housing (AFFH).</p> <p data-bbox="215 317 1455 436">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 data-bbox="228 470 1430 497">Fair Housing Goal: Identifying Impediments to Fair Housing Choice within Public Housing Program</p> <hr/> <p data-bbox="228 543 924 571"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p data-bbox="228 577 1463 739">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 data-bbox="228 779 1430 873">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 data-bbox="228 915 1127 942">Fair Housing Goal: Outreach to Non-Elderly Persons with Disabilities</p> <hr/> <p data-bbox="228 989 924 1016"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p data-bbox="228 1022 1455 1117">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 data-bbox="326 1123 1065 1220" style="list-style-type: none"> • independent living centers • veterans services offices • state and local agencies that serve Medicaid consumers <hr/> <p data-bbox="228 1320 1248 1348">Fair Housing Goal: Offering Assistance to Program Applicants and Participants</p> <hr/> <p data-bbox="228 1394 924 1421"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p data-bbox="228 1428 1422 1570">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 data-bbox="228 1610 1455 1717">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 data-bbox="228 1757 1455 1862">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 2022/2023 Rev. 2)

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 2022/2023 Rev. 2)
Section B.1 (b)
Revision of PHA Plan Elements**

Policies that Govern Eligibility, Selection, and Admissions - 6/1/2023	
ACOP 4-10	<p>Updated Public Housing local preferences and definition of elderly/disabled for consistency with HCVP</p> <hr/> <p><u>HACSJ Policy</u> Residency Preference (56 points) Families who live, work, or have been hired to work within San Joaquin County at the time of selection from the wait list. Applicants who are working or who have been notified that they are hired to work in the County of San Joaquin must be treated as residents of the residency preference area.</p> <p>Displaced by Government Action (34 points) New applicants to the Public Housing program must be a family displaced within the last twelve (12) months by a natural disaster. The waiting list will remain open for this preference. This includes disasters recognized by a Federal government, which extensively damaged or destroyed their dwelling or is:</p> <ul style="list-style-type: none"> • Dilapidated as cited by city/county officials of a local code enforcement office and does not provide safe, adequate shelter; has one or more critical defects or a combination of defects requiring considerable repair or endangers the health, safety, and well-being of family. • Has been declared unfit for habitation by a government agency. <p>Disability/Elderly Preference (2-3 points) An elderly preference applies if the head, spouse or co-head is a person who is age 62 or older. A disabled person preference applies if the head, spouse or co-head are one or more of the following:</p> <ul style="list-style-type: none"> • Receives Social Security or Supplemental Security benefits or otherwise meets the definition of disabled as defined under Section 223 of the Social Security Act as follows: • Inability to engage in any substantial, gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be

	<p>expected to last for a continuous period of not less than 12 months; or</p> <ul style="list-style-type: none"> • In case of an individual who has attained the age of 55 and is blind inability by reason of such blindness to engage in substantial gainful activity in which he has previously engaged with some regularity and over a substantial period of time. • Has a physical, mental or emotional handicap which: <ul style="list-style-type: none"> • Is expected to be of long and indefinite duration • Substantially impeded his/her ability to live independently; and • Is of such a nature that the person’s ability to live independently could be improved by more suitable housing • Has a developmental disability as defined in Section 102(7) of the Developmental Assistance and Bill of Rights Act. Developmental disability is defined as a severe, chronic disability which: <ul style="list-style-type: none"> • Is attributable to a mental and/or physical impairment; Was manifested before the age of 22; • Is likely to continue indefinitely; • Results in substantial functional limitations in three or more of the following areas: capacity for independent living; self- care; receptive and expressive language; learning; mobility; self-direction; and economic self-sufficiency; AND • Requires special, interdisciplinary, or generic care, treatment, or other services which are of lifelong or extended duration and are individually planned and coordinated. <p>A person may receive no more than 3 total points for the Elderly or Disabled preference category.</p> <p>Veteran Preference (1 point) Any active duty United States service member, veteran or surviving spouse. Veterans must provide evidence of honorable discharge. Surviving spouses of a deceased service member who is receiving service connected benefits of their deceased spouse will be eligible for this preference.</p>
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Policies that Govern Eligibility, Selection, and Admissions – HOTMA 6/1/2023	
ACOP	Added Local Preference for Non-Public Housing Over Income (NPHOI) residents



4-12	<p>Local Preference (1 point)</p> <p>Non-Public Over Income families who fall below the Very-Low Income Limit are eligible for this preference to receive rental assistance in their current unit</p>
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Operation and Management- 6/1/2023	
Admin 4-15	<p>Added language to maximize EHV voucher usage until program expiration:</p> <p>HACSJ may “graduate” EHV households into the regular HCV program, or any applicable HCV preference or voucher type, in order to maximize utilization and provide assistance to the maximum number of homeless applicants.</p> <p>The EHV program will begin to sunset on September 30, 2023. At that time, all EHV households will continue to receive rental assistance for as long as they remain eligible and as long as HUD funding allows. However, new EHV vouchers may not be issued after this date. Therefore, as EHV program participants leave the program, turnover vouchers will not be issued, and the program will eventually end through attrition.</p>

Operation and Management- 3/1/2023	
Admin 4-4 to 4-5	<p>Updated PBV elderly and/or disabled waiting lists options:</p> <p>The HACSJ maintains separate waiting lists for its Project Based Voucher (PBV) programs:</p> <ul style="list-style-type: none"> • Elderly (62 and older) and/or Disabled <ul style="list-style-type: none"> ○ Claremont Manor Apartments – 347 East Flora Street, Stockton, CA, 95202 ((Elderly (62 and older) and/or Disabled) ○ Casa Manana Inn - 3700 N Sutter Street, Stockton, CA 95204 ((Elderly (62 and older) and/or Disabled) ○ Delta Plaza PBV – 702 N San Joaquin Street, Stockton, CA 95202 (Elderly Only (62 and older)) ○ LOEL Senior Center – 105 S Washington Street, Lodi, CA 95240 (Elderly Only (62 and older)) ○ Winslow Village PBV – 5926 Village Green Drive, Stockton, CA 95210 (Disabled) ○ Cottage Village Apartments- 510 Cottage Avenue, Manteca, CA 95336- ((Elderly (62 and older) and/or Disabled)

	<ul style="list-style-type: none"> ○ Sonora Square – 2 E. Sonora Street, Stockton, CA 95203 and 401 S. El Dorado Street, Stockton, CA 95203 (Behavior Health Disabled)
4-5	<p>Added property to PBV homeless waiting list options:</p> <ul style="list-style-type: none"> • Homeless <ul style="list-style-type: none"> ○ STAND-SSHS – Referral by Stocktonians Tacking Action to Neutralize Drugs (STAND) and Stockton Homeless Shelter ○ Calaveras Quarters – 2645 W. March Lane, Stockton, CA 95207
4-9	<p>Added targeted funding program:</p> <p><u>HACSJ Policy</u> The PHA administers the following types of targeted funding: Veteran’s Affairs Supportive Housing (VASH) Family Unification Program (FUP) Mainstream</p>
4-10	<p>Updated local preferences and definitions of elderly/disabled:</p> <p><u>HACSJ Policy</u> The PHA will use the following local preferences for its HCV Program:</p> <p>Artist Preference (12 points) Artists must practice in the unique creation and public display or performance of visual arts, craft, sound and performance art, film and television (including production), theater, dance, music or literary arts, and do so on a regular and progressive basis (regardless of the income generated from the artistic pursuits).</p> <p>Homeless Veteran Preference (8 points) Veterans must be considered homeless as defined by 24 CFR 578.3, which may include shelter, transitional housing, safe haven, place not meant for human</p>

~~habitation, or exiting an institutional facility and not actively participating in the HUD—Veteran Affairs Supportive Housing (HUD—VASH) program.~~

Residency Preference (5 6 points)

Families who live, work, or have been hired to work within San Joaquin County at the time of selection from the wait list. Applicants who are working or who have been notified that they are hired to work in the County of San Joaquin must be treated as residents of the residency preference area.

Disability/Elderly Preference (4 3 points)

~~This preference is extended to disabled persons or families with a disabled member as defined in this Administrative Plan. Proof of disability will be required at time of selection.~~

An elderly preference applies if the head, spouse or co-head is a person who is age 62 or older.

A disabled person preference applies if the head, spouse or co-head are one or more of the following:

- Receives Social Security or Supplemental Security benefits or otherwise meets the definition of disabled as defined under Section 223 of the Social Security Act as follows:
 - Inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months; or
 - In case of an individual who has attained the age of 55 and is blind inability by reason of such blindness to engage in substantial gainful activity in which he has previously engaged with some regularity and over a substantial period of time.
- Has a physical, mental or emotional handicap which:
 - Is expected to be of long and indefinite duration
 - Substantially impeded his/her ability to live independently; and
 - Is of such a nature that the person’s ability to live independently could be improved by more suitable housing
- Has a physical, mental or emotional handicap which:
 - Is expected to be of long and indefinite duration
 - Substantially impeded his/her ability to live independently; and
 - Is of such a nature that the person’s ability to live independently could be improved by more suitable housing

	<ul style="list-style-type: none"> • Has a developmental disability as defined in Section 102(7) of the Developmental Assistance and Bill of Rights Act. Developmental disability is defined as a severe, chronic disability which: <ul style="list-style-type: none"> • Is attributable to a mental and/or physical impairment; was manifested before the age of 22; • Is likely to continue indefinitely; • Results in substantial functional limitations in three or more of the following areas: capacity for independent living; self-care; receptive and expressive language; learning; mobility; self-direction; and economic self-sufficiency; AND • Requires special, interdisciplinary, or generic care, treatment, or other services which are of life long or extended duration and are individually planned and coordinated <p>A person may receive no more than 3 total points for the Elderly or Disabled preference category.</p>
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4-11 to 4-13	<p>Updating homeless referrals:</p> <p>The PHA will use the following displacement and homeless referrals: Advancement from Transitional Housing Assistance (4 points)</p> <p>The Housing Authority will provide a preference as funding permits for approximately 200 vouchers from its available HCV Tenant-Based Voucher allocation, to be used to assist San Joaquin County individuals or families who are:</p> <ul style="list-style-type: none"> • Participating in a Supportive Housing Program, Shelter Plus Care Program, Emergency Solutions Grants program, or homeless program; and have been referred by the supporting agency. The referring agency will validate that the families have demonstrated acceptable levels of housing, income, and personal stability; and no longer require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference. The Housing Authority will use the following to select among applicants on the waiting list with the same preference status: <ul style="list-style-type: none"> • Date and time of receipt of a completed pre-application. <p>The Housing Authority will select from the HCVP interest/waiting list according to date and time of the application. The Housing Authority may pull referral-specific applicants from the interest/waiting list in date and time order.</p> <p>Assistance for Behavioral Health Clients (4 points)</p>
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The Housing Authority will provide a preference as funding permits **for up to 40 vouchers** from its available HCV Tenant-Based Voucher allocation, to be used to assist San Joaquin County Behavioral Health (SJCBS) clients who have been:

- Diagnosed with a serious mental illness;
- Referred by SJCBS; and
- Validated by SJCBS that the referred families have demonstrated acceptable levels of housing, income, and personal stability; and require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference.
- Date and time of receipt of a completed pre-application.

The Housing Authority will select from the HCVP interest/waiting list according to date and time of the application. The Housing Authority may pull referral-specific applicants from the interest/waiting list in date and time order.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking or other violent crimes who reside in San Joaquin County (3 points)

The Housing Authority has a preference for up to 10 vouchers annually, for victims of domestic violence, dating violence, sexual assault and stalking, or other violent crimes, regardless of sex, gender identity, or sexual orientation who reside in San Joaquin

County. This preference is defined in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA) and by local law enforcement agencies. This includes existing tenants of the Housing Authority’s public housing program who request an emergency transfer from the tenant’s current unit and meet the VAWA criteria and/or law enforcement criteria and the Housing Authority’s Emergency Transfer Plan. The Housing Authority will offer a voucher to the existing tenant if the covered housing program does not have another dwelling unit that is available and safe to offer to the tenant. The Housing Authority will require documentation from the victim. Refer to Chapter 15 of this Administration Plan, under “Definitions” for a list of Covered Housing Programs and under “Documentation” for documentation requirements. The Housing Authority will waive the wait list regulatory requirements for families admitted through this preference who are not on any of the Housing Authority’s affordable waiting lists.

The waiting list will remain open for this preference. The Housing Authority will use the following to select among applicants on the waiting list with the same preference status:

- Date and time of receipt of a completed pre-application

Displaced by Government Action (3 points)

	<p>New applicants to the Housing Choice Voucher program preference must be a family displaced within the last twelve (12) months by a natural disaster or a resident displaced from a property due to Housing Authority development activities. Set-aside is subject to the Housing Authority’s discretion and funding availability. The waiting list will remain open for this preference. This includes disasters recognized by a Federal government, which extensively damaged or destroyed their dwelling or is:</p> <ul style="list-style-type: none"> • Dilapidated as cited by city/county officials of a local code enforcement office and does not provide safe, adequate shelter; has one or more critical defects or a combination of defects requiring considerable repair or endangers the health, safety, and well-being of family. • Verification: Certification from a unit of government concerning displacement due to code enforcement, public improvement or development and coordinate referral with the Housing Authority. • Has been declared unfit for habitation by a government agency. <ul style="list-style-type: none"> • Verification: Certification from a unit of government considering displacement due to disaster. <p>The waiting list will remain open for this preference. The Housing Authority will select from the HCVP interest/waiting list according to date and time of the pre-application. The Housing Authority may pull referral-specific applicants from the interest/waiting list in date and time order.</p> <p>The Housing Authority will use the following to select among applicants on the waiting list with the same preference status:</p> <ul style="list-style-type: none"> • Date and time of receipt of a completed pre-application
<p>4-13 to 4-16</p>	<p>Updated special program referrals:</p> <p>Special Programs: Mainstream Voucher Program (4 points) Non-elderly persons (18-61 years of age) with disabilities and is transitioning out of an institutional and/or other segregated settings, at serious risk of institutionalization, homeless, at risk of becoming homeless.</p> <p>HACSJ was awarded 44 133 Mainstream Vouchers by the U.S. Department of Housing and Urban and Development. The Mainstream Voucher preference is designated for individuals and families that include non-elderly adults with a documented disability who are either transitioning out of an institutional setting, at risk of institutionalization, homeless, or at risk of becoming homeless. The wait list will remain open for this preference and referrals will be accepted from local</p>

~~agencies that service disabled households for families eligible for this Mainstream Voucher preference.~~

Applicants may be eligible if:

- Someone in the household has a documented disability; and
- The person with a disability is between the ages of 18 and 61 years of age; and
- That person is either transitioning out of an institutional or other segregating setting; or at risk of institutionalization; or homeless; or at risk of becoming homeless.

Examples of institutional or segregated settings may include, but are not limited to:

- A group home or adult foster care for individuals with disabilities
- A nursing facility, rehabilitation facility or other recuperative care facility

An inpatient treatment facility for mental health, substance use disorder, or other disabilities.

~~The wait list will remain open for this preference and referrals will be accepted from local agencies that service-disabled households for families eligible for this Mainstream Voucher preference. HACSJ will select from the HCVP interest/waiting list according to date and time of the referral. HACSJ may pull Mainstream program-specific referral applicants from the interest/waiting list in date and time order.~~

Family Unification Program

~~HACSJ was awarded 74 Family Unification Vouchers by the U.S. Department of Housing and Urban and Development. The Family Unification preference is designated for families whom lack adequate housing and imminent placement of or the delay in discharge of the family’s child or children in out-of-home care, or an eligible youth Eligible youths who have reached at least 18 years of age and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, and is homeless or is at risk of becoming homeless at age 16 or older. Rental assistance will not exceed 36 months.~~

~~Applicants may be eligible if:~~

- ~~Families for whom the lack of adequate housing is a primary factor in:

 - a. ~~The imminent placement of the family’s child or children in out-of-home care, or~~
 - b. ~~The delay in the discharge of the child or children to the family from out-of-home care.~~~~
- ~~For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.~~

The wait list will remain open for this preference and referrals will be accepted by an approved local Public Child Welfare Agency who oversees Family Unification programs or other supportive services for Foster Care programs. HACSJ will select from the HCVP interest/waiting list according to date and time of the referral. HACSJ may pull Family Unification program-specific referral applicants from the interest/waiting list in date and time order.

Emergency Housing Voucher Program

HACSJ was awarded 232 Emergency Housing Vouchers by the U.S. Department of Housing and Urban and Development. The Emergency Housing Voucher preference is designated for individuals and families that are impacted by one or more of the following categories: homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, sexual assault, stalking or human trafficking, or recently homeless and for who providing rental assistance will prevent the family’s homelessness or having high risk of housing instability.

Applicants may be eligible if the individual or family meets one (1) or more of the criteria below as outlined in Notice PIH 2021-15 (HA):

- Individual or family who is “homeless” as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)), which is codified in HUD’s Continuum of Care Program regulations at 24 CFR 578.3.
- Individual or family who is “at-risk of homelessness” as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1)), which is codified in HUD’s Continuum of Care Program regulations at 24 CFR 578.3
- any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. This includes cases where a HUD-assisted tenant reasonably believes that there is a threat of imminent harm from further violence if they remain within the same dwelling unit, or in the case of sexual assault, the HUD-assisted tenant reasonably believes there is a threat of imminent harm from further violence if they remain within the same dwelling unit that they are currently occupying, or the sexual assault occurred on the premise during the 90- day period preceding the date of the request for transfer.
- Individual or family who is “recently homeless” as defined have previously been classified by a member agency of the CoC as homeless but are not currently homeless as a result of homeless assistance (financial assistance or services), temporary rental assistance or some type of other assistance, and where the CoC or its designee determines that the loss of such assistance would result in a return to homelessness or the family having a high risk of housing instability. Examples of households that may be defined as recently homeless by the CoC include, but are not limited to, participants in rapid rehousing, and permanent supportive housing.

	<p style="text-align: center; color: red;">Individuals and families classified as recently homeless must be referred by the CoC or its designee.</p> <p style="color: red;">The wait list will remain open for this preference and referrals will be accepted through a coordinated entry process for individuals and families eligible for this Emergency Housing Voucher preference. HACCSJ may pull Emergency Housing Voucher program-specific referral applicants from the interest/waiting list in date and time order.</p> <p style="color: red;">Stability Voucher Program</p> <p style="color: red;">The Stability Voucher Program if awarded by U.S. Department of Housing and Urban and Development may have a preference designated for individuals and families that are impacted by one or more of the following categories: who are currently experiencing homelessness, at risk of homelessness, fleeing, or attempting to flee domestic violence, stalking, sexual assault, or Veteran and families that include a veteran family that meet one of the preceding criteria.</p> <p style="color: red;">Applicants may be eligible if:</p> <ul style="list-style-type: none"> • Individuals and families who are currently experiencing homelessness • Individuals and families at risk of homelessness • Individuals and families fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault; and • Veterans and families that include a veteran family that meet one of the preceding criteria <p style="color: red;">Individuals and families classified as recently homeless must be referred by the CoC or its designee.</p> <p style="color: red;">The wait list will remain open for this preference and referrals will be accepted through a coordinated entry process for individuals and families eligible for this Stability Voucher preference. HACCSJ may pull the Stability Voucher program-specific referral applicants from the interest/waiting list in date and time order.</p> <p style="color: red;">Additional preferences may be established as vouchers become awarded. Residents displaced due to development activities and applicants from the existing corresponding public housing waiting lists will be offered priority.</p>
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7-18 to 7-22	Removed/updated verification requirements for preferences:
	7-II.H. VERIFICATION OF PREFERENCE STATUS

The PHA must verify any preferences claimed by an applicant that determined placement on the waiting list.

HACSJ Policy

Documents will be accepted, as applicable, as proof of residency and veteran/active serviceperson status. Other situations that qualify a family for a local preference must be certified by a third-party.

Artist Preference (12 points)

~~Artists must practice in the unique creation and public display or performance of visual arts, craft, sound and performance art, film and television (including production), theater, dance, music or literary arts, and do so on a regular and progressive basis (regardless of the income generated from the artistic pursuits).~~

Homeless Veteran Preference (8 points)

~~Veterans must be considered homeless as defined by 24 CFR 578.3, which may include shelter, transitional housing, safe haven, place not meant for human habitation, or exiting an institutional facility and not actively participating in the HUD—Veteran Affairs Supportive Housing (HUD—VASH) program.~~

Residency Preference (5 6 points)

Families who live, work, or have been hired to work within San Joaquin County at the time of selection from the wait list. Applicants who are working or who have been notified that they are hired to work in the County of San Joaquin must be treated as residents of the residency preference area.

Mainstream Voucher Preference (4 points)

~~Non-elderly persons (18-61 years of age) with disabilities and is transitioning out of an institutional and/or other segregated settings, at serious risk of institutionalization, homeless, at risk of becoming homeless.~~

~~HACSJ was awarded 44 Mainstream Vouchers by the U.S. Department of Housing and Urban and Development. The Mainstream Voucher preference is designated for individuals and families that include non-elderly adults with a documented disability who are either transitioning out of an institutional setting, at risk of institutionalization, homeless, or at risk of becoming homeless. The wait list will remain open for this preference and referrals will be accepted from local agencies that service disabled households for families eligible for this Mainstream Voucher preference.~~

Applicants may be eligible if:

- ~~Someone in the household has a documented disability; and~~

- ~~The person with a disability is between the ages of 18 and 61 years of age; and~~
- ~~That person is either transitioning out of an institutional or other segregating setting; or at risk of institutionalization; or homeless; or at risk of becoming homeless.~~

~~Examples of institutional or segregated settings may include, but are not limited to:~~

- ~~A group home or adult foster care for individuals with disabilities~~
- ~~A nursing facility, rehabilitation facility or other recuperative care facility~~
- ~~An inpatient treatment facility for mental health, substance use disorder, or other disabilities.~~

~~Advancement from Transitional Housing Assistance (4 points)~~

~~The Housing Authority will provide a preference as funding permits from its available HCV Tenant Based Voucher allocation, to be used to assist San Joaquin County individuals or families who are:~~

- ~~Participating in a Supportive Housing Program, Shelter Plus Care Program, Emergency Solutions Grants program, or homeless program; and have been referred by the supporting agency. The referring agency will validate that the families have demonstrated acceptable levels of housing, income and personal stability; and no longer require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference. The Housing Authority will use the following to select among applicants on the waiting list with the same preference status:~~
- ~~Date and time of receipt of a completed pre-application.~~

~~Assistance for Behavioral Health Clients (4 points)~~

~~The Housing Authority will provide a preference as funding permits from its available HCV Tenant Based Voucher allocation, to be used to assist San Joaquin County Behavioral Health (SJCBS) clients who have been:~~

- ~~Diagnosed with a serious mental illness;~~
- ~~Referred by SJCBS; and~~
- ~~Validated by SJCBS that the referred families have demonstrated acceptable levels of housing, income, and personal stability; and require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference.~~
- ~~Date and time of receipt of a completed pre-application.~~

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking or other violent crimes who reside in San Joaquin County (3 points)

The Housing Authority has a preference for up to 10 vouchers annually, for victims of domestic violence, dating violence, sexual assault and stalking, or other violent crimes, regardless of sex, gender identity, or sexual orientation who reside in San Joaquin County. This preference is defined in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA) and by local law enforcement agencies. This includes existing tenants of the Housing Authority’s public housing program who request an emergency transfer from the tenant’s current unit and meet the VAWA criteria and/or law enforcement criteria and the Housing Authority’s Emergency Transfer Plan. The Housing Authority will offer a voucher to the existing tenant if the covered housing program does not have another dwelling unit that is available and safe to offer to the tenant. The Housing Authority will require documentation from the victim. Refer to Chapter 15 of this Administration Plan, under “Definitions” for a list of Covered Housing Programs and under “Documentation” for documentation requirements. The Housing Authority will waive the wait list regulatory requirements for families admitted through this preference who are not on any of the Housing Authority’s affordable waiting lists.

The waiting list will remain open for this preference. The Housing Authority will use the following to select among applicants on the waiting list with the same preference status:

- ~~Date and time of receipt of a completed pre-application~~

Displaced by Government Action (3 points)

New applicants to the Housing Choice Voucher program must be a family displaced within the last twelve (12) months by a natural disaster or a resident displaced from a property due to Housing Authority development activities. The waiting list will remain open for this preference. This includes disasters recognized by a Federal government, which extensively damaged or destroyed their dwelling or is:

- ~~Dilapidated as cited by city/county officials of a local code enforcement office and does not provide safe, adequate shelter; has one or more critical defects or a combination of defects requiring considerable repair or endangers the health, safety, and well-being of family.~~
- ~~Has been declared unfit for habitation by a government agency.~~

Disability/Elderly Preference (1 3 points)

This preference is extended to disabled persons or families with a disabled member as defined in this Administrative Plan. Proof of disability will be required at time of selection.

	<p>An elderly preference applies if the head, spouse or co-head is a person who is age 62 or older.</p> <p>A disabled person preference applies if the head, spouse or co-head are one or more of the following:</p> <ul style="list-style-type: none"> • Receives Social Security or Supplemental Security benefits or otherwise meets the definition of disabled as defined under Section 223 of the Social Security Act as follows: <ul style="list-style-type: none"> • Inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months; or • In case of an individual who has attained the age of 55 and is blind inability by reason of such blindness to engage in substantial gainful activity in which he has previously engaged with some regularity and over a substantial period of time. • Has a physical, mental or emotional handicap which: <ul style="list-style-type: none"> • Is expected to be of long and indefinite duration • Substantially impeded his/her ability to live independently; and • Is of such a nature that the person’s ability to live independently could be improved by more suitable housing • Has a developmental disability as defined in Section 102(7) of the Developmental Assistance and Bill of Rights Act. Developmental disability is defined as a severe, chronic disability which: <ul style="list-style-type: none"> • Is attributable to a mental and/or physical impairment; was manifested before the age of 22; • Is likely to continue indefinitely; • Results in substantial functional limitations in three or more of the following areas: capacity for independent living; self-care; receptive and expressive language; learning; mobility; self-direction; and economic self-sufficiency; AND • Requires special, interdisciplinary, or generic care, treatment, or other services which are of life long or extended duration and are individually planned and coordinated <p>A person may receive no more than 3 total points for the Elderly or Disabled preference category.</p>
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7-22 to	Added “Displacement and homeless referrals” section:
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7-23

Displacement and homeless referrals:

Advancement from Transitional Housing Assistance

Participating in a Supportive Housing Program, Shelter Plus Care Program, Emergency Solutions Grants program, or homeless program; and have been referred by the supporting agency. The referring agency will validate that the families have demonstrated acceptable levels of housing, income, and personal stability; and no longer require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents.

Assistance for Behavioral Health Clients

San Joaquin County Behavioral Health (SJCBS) clients who have been:

- Diagnosed with a serious mental illness;
- Referred by SJCBS; and
- Validated by SJCBS that the referred families have demonstrated acceptable levels of housing, income, and personal stability; and require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking or other violent crimes who reside in San Joaquin County

Victims of domestic violence, dating violence, sexual assault and stalking, or other violent crimes, regardless of sex, gender identity, or sexual orientation who reside in San Joaquin County. This preference is defined in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA) and by local law enforcement agencies. This includes existing tenants of the Housing Authority’s public housing program who request an emergency transfer from the tenant’s current unit and meet the VAWA criteria and/or law enforcement criteria and the Housing Authority’s Emergency Transfer Plan. The Housing Authority will offer a voucher to the existing tenant if the covered housing program does not have another dwelling unit that is available and safe to offer to the tenant. The Housing Authority will require documentation from the victim. Refer to Chapter 15 of this Administration Plan, under “Definitions” for a list of Covered Housing Programs and under “Documentation” for documentation requirements.

Displaced by Government Action

New applicants to the Housing Choice Voucher program must be a family displaced within the last twelve (12) months by a natural disaster or a resident displaced from a property due to Housing Authority development activities. The waiting list will remain open for this preference. This includes disasters recognized by a Federal government, which extensively damaged or destroyed their dwelling or is:

	<ul style="list-style-type: none"> • Dilapidated as cited by city/county officials of a local code enforcement office and does not provide safe, adequate shelter; has one or more critical defects or a combination of defects requiring considerable repair or endangers the health, safety, and well-being of family. <ul style="list-style-type: none"> • Verification: Certification from a unit of government concerning displacement due to code enforcement, public improvement or development and coordinate referral with the Housing Authority. • Has been declared unfit for habitation by a government agency. <ul style="list-style-type: none"> • Verification: Certification from a unit of government considering displacement due to disaster.
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7-23 to 7-24	<p>Added “Special Programs” section:</p> <p>Special Programs:</p> <p>Mainstream Voucher Program The Mainstream Voucher preference is designated for individuals and families that include non-elderly adults with a documented disability who are either transitioning out of an institutional setting, at risk of institutionalization, homeless, or at risk of becoming homeless.</p> <p>Family Unification Program The Family Unification preference is designated for families whom lack adequate housing and imminent placement of or the delay in discharge of the family’s child or children in out-of-home care, or an eligible youth Eligible youths who have reached at least 18 years of age and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, and is homeless or is at risk of becoming homeless at age 16 or older. Rental assistance will not exceed 36 months.</p> <p>Emergency Housing Voucher Program The Emergency Housing Voucher preference is designated for individuals and families that are impacted by one or more of the following categories: homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, sexual assault, stalking or human trafficking, or recently homeless and for who providing rental assistance will prevent the family’s homelessness or having high risk of housing instability.</p> <p>Stability Voucher Program The Stability Voucher Program preference designated for individuals and families that are impacted by one or more of the following categories: who are currently</p>
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	<p>experiencing homelessness, at risk of homelessness, fleeing, or attempting to flee domestic violence, stalking, sexual assault, or Veteran and families that include a veteran family that meet one of the preceding criteria.</p> <p>Applicants may be eligible if:</p> <ul style="list-style-type: none"> • Individuals and families who are currently experiencing homelessness • Individuals and families at risk of homelessness • Individuals and families fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault; and • Veterans and families that include a veteran family that meet one of the preceding criteria
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16-39	<p>Added Mainstream to insufficient funding reissuing process</p>
	<p>In the event that the PHA decides to stop issuing vouchers as a result of a funding shortfall, and the PHA is not assisting the required number of special purpose vouchers (HUD-Veterans Affairs Supportive Housing (VASH) families, Mainstream families, and family unification program (FUP) families), when the PHA resumes issuing vouchers, the PHA will issue vouchers first to the special purpose voucher families on its waiting list until it has</p>

16-40	<p>Added Mainstream to insufficient funding termination process</p>
	<p>Project-Based Voucher HAP Contracts, families comprising the required number of special purpose vouchers, including HUD-Veteran’s Affairs Supportive Housing (HUD- VASH), Mainstream families, and family unification program (FUP) will be the last to be terminated. Elderly and disabled families will be excluded from the criteria referenced above for terminating HAP Contracts due to insufficient funding.</p>

17-2	<p>PBV usage clarification</p>
	<p><u>HACSJ Policy</u> HACSJ will operate a project-based voucher program using up to a maximum of 20 percent or up to the cap as established by HUD of its authorized units for project-</p>

	based assistance. HACSJ may project-base one or more of the prescribed housing types identified in 17-II.C at its discretion.
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17-34	<p>Updated PBV elderly and/or disabled waiting lists options:</p> <p>The HACSJ maintains separate waiting lists for its Project Based Voucher (PBV) programs:</p> <ul style="list-style-type: none"> • Elderly (62 and older) and/or Disabled <ul style="list-style-type: none"> ○ Claremont Manor Apartments – 347 East Flora Street, Stockton, CA, 95202 ((Elderly (62 and older) and/or Disabled) ○ Casa Manana Inn - 3700 N Sutter Street, Stockton, CA 95204 ((Elderly (62 and older) and/or Disabled) ○ Delta Plaza PBV – 702 N San Joaquin Street, Stockton, CA 95202 (Elderly Only (62 and older)) ○ LOEL Senior Center – 105 S Washington Street, Lodi, CA 95240 (Elderly Only (62 and older)) ○ Winslow Village PBV – 5926 Village Green Drive, Stockton, CA 95210 (Disabled) ○ Cottage Village Apartments- 510 Cottage Avenue, Manteca, CA 95336- ((Elderly (62 and older) and/or Disabled) ○ Sonora Square – 2 E. Sonora Street, Stockton, CA 95203 and 401 S. El Dorado Street, Stockton, CA 95203 (Behavior Health Disabled)
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17-34	<p>Added property to PBV homeless waiting list options:</p> <ul style="list-style-type: none"> • Homeless <ul style="list-style-type: none"> ○ STAND-SSHS – Referral by Stocktonians Tacking Action to Neutralize Drugs (STAND) and Stockton Homeless Shelter ○ Calaveras Quarters – 2645 W. March Lane, Stockton, CA 95207
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17-35	<p>Updated PBV preferences language:</p> <p><u>HACSJ Policy</u></p> <p>The PBV program and the tenant-based program in terms of local preferences are the same, unless the PBV property serves a targeted population.</p> <p>The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, elderly families or units with supportive services, or</p>
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	<p>mobility impaired persons for accessible units). The PHA will not offer any additional preferences for the PBV program or for particular PBV projects or units.</p>
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<p>17-35</p>	<p>Added PBV preferences:</p> <hr/> <p>Added PBV Preferences: <u>HACSJ Policy</u> The PHA will use the waiting lists preferences established for the HCV program. In addition, specialized preferences apply for designated waiting lists, if applicable:</p> <p>Medici Artist Lofts - Artist Preference (8 points) Artists must practice in the unique creation and public display or performance of visual arts, craft, sound and performance art, film and television (including production), theater, dance, music or literary arts, and do so on a regular and progressive basis (regardless of the income generated from the artistic pursuits).</p> <p>Victory Gardens - Homeless Veteran Preference (8 points) Veterans must be considered homeless as defined by 24 CFR 578.3, which may include shelter, transitional housing, safe haven, place not meant for human habitation, or exiting an institutional facility and not actively participating in the HUD - Veteran Affairs Supportive Housing (HUD-VASH) program.</p> <p>Sonora Square - Behavioral Health Preference (8 points) Individuals or families served behavioral health clients that are chronically homeless, currently homeless, or at risk of being homeless and receive supportive services from San Joaquin County Behavioral Health (SVCBHS). Individuals or families are:</p> <ul style="list-style-type: none"> • Diagnosed with a serious mental illness; • Referred by SVCBHS; and • Validated by SVCBHS that the referred families have demonstrated acceptable levels of housing, income, and personal stability; and require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference. • Date and time of receipt of a completed pre-application. <p>Claremont Manor Apartments, Casa Manana Inn, Cottage Village – Elderly and/or Disabled (3 points)</p>
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<p>An elderly preference applies if the head, spouse or co-head is a person who is age 62 or older. A disabled person preference applies if the head, spouse or co-head are one or more of the following:</p> <ul style="list-style-type: none"> • Receives Social Security or Supplemental Security benefits or otherwise meets the definition of disabled as defined under Section 223 of the Social Security Act as follows: <ul style="list-style-type: none"> • Inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months; or • In case of an individual who has attained the age of 55 and is blind inability by reason of such blindness to engage in substantial gainful activity in which he has previously engaged with some regularity and over a substantial period of time. • Has a physical, mental or emotional handicap which: <ul style="list-style-type: none"> • Is expected to be of long and indefinite duration • Substantially impeded his/her ability to live independently; and • Is of such a nature that the person’s ability to live independently could be improved by more suitable housing • Has a developmental disability as defined in Section 102(7) of the Developmental Assistance and Bill of Rights Act. Developmental disability is defined as a severe, chronic disability which: <ul style="list-style-type: none"> • Is attributable to a mental and/or physical impairment; was manifested before the age of 22; • Is likely to continue indefinitely; • Results in substantial functional limitations in three or more of the following areas: capacity for independent living; self-care; receptive and expressive language; learning; mobility; self-direction; and economic self-sufficiency; AND • Requires special, interdisciplinary, or generic care, treatment, or other services which are of life long or extended duration and are individually planned and coordinated <p>A person may receive no more than 3 total points for the Elderly or Disabled preference category.</p> <p>Paulette Manor - VASH Preference (8 points) Individuals or families must be participating in the VASH program and receive supportive case management services from the local Department of Veterans Affairs (VA). Participating VASH individuals or families are:</p> <ul style="list-style-type: none"> • Referred by VA; and • Validated by VA that the referred families have demonstrated acceptable levels of housing, income, and personal stability; and require affordable housing
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	<p>coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference.</p> <ul style="list-style-type: none"> • Date and time of receipt of a completed pre-application. <p>Homeless Preference (8 points)</p> <p>Individuals or families who are experiencing homelessness or at risk of homelessness, chronically homeless, and youth experiencing homelessness or at risk of homelessness and receive supportive services from previously identified local service provider. Individuals or families are:</p> <ul style="list-style-type: none"> • Referred by previously identified local service provider; and • Validated by previously identified local service provider that the referred families have demonstrated acceptable levels of housing, income, and personal stability; and require affordable housing coupled with the program support services. Where all other considerations are equal, residents of the County of San Joaquin will be selected before non-residents. The waiting list will remain open for this preference. • Date and time of receipt of a completed pre-application. <p>Additional preferences may be established as new projects become awarded. Residents displaced due to development activities and applicants from the existing corresponding public housing waiting lists will be offered priority.</p>
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Grievance Procedure 10/1/2022

14-3	Add Language
	<p>If the PHA informal hearing will be conducted remotely, at the time the notice is sent to the family, the family will be informed:</p> <p style="padding-left: 40px;">Regarding the processes involved in a remote informal hearing;</p> <p style="padding-left: 40px;">That the PHA will provide technical assistance prior to and during the informal hearing, if needed; and</p> <p style="padding-left: 40px;">That if the family or any individual witness has any technological, resource, or accessibility barriers preventing them from fully accessing the remote informal hearing, the family may inform the PHA and the PHA will assist the family in either resolving the issues or allow the family to participate in an in-person informal hearing, as appropriate.</p>

14-4 & 14-17	Add Language
	<p>Ensuring Accessibility for Persons with Disabilities and LEP Individuals</p> <p>As with in-person informal hearings, the platform for conducting remote informal hearings must be accessible to persons with disabilities and the informal hearing must be conducted in accordance with Section 504 and accessibility requirements. This includes ensuring any information, websites, emails, digital notifications, and other virtual platforms are accessible for persons with vision, hearing, and other disabilities. Further, providing effective communication in a digital context may require the use of individualized auxiliary aids or services, such as audio description, captioning, sign language and other types of interpreters, keyboard accessibility, accessible documents, screen reader support, and transcripts. Auxiliary aids or services must be provided in accessible formats, in a timely manner, and in such a way to protect the privacy and independence of the individual. PHAs may never request or require that individuals with disabilities provide their own auxiliary aids or services, including for remote informal hearings.</p> <p>If no method of conducting a remote informal hearing is available that appropriately accommodates an individual’s disability, the PHA may not hold against the individual his or her inability to participate in the remote informal review, and the PHA should consider whether postponing the remote informal hearing to a later date is appropriate or whether there is a suitable alternative.</p>

	<p>Due to the individualized nature of disability, the appropriate auxiliary aid or service necessary, or reasonable accommodation, will depend on the specific circumstances and requirements.</p> <p>As with in-person hearings, Limited English Proficiency (LEP) requirements also apply to remote informal hearings, including the use of interpretation services and document translation. See Chapter 2 for a more thorough discussion of accessibility and LEP requirements, all of which apply in the context of remote informal hearings.</p>
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<p>14-5, 14-6</p>	<p>Revise Language</p> <p>Conducting Remote Informal Hearings [Notice PIH 2020-32]</p> <p>The PHA must ensure that the applicant has the right to hear and be heard. The PHA must ensure that the lack of technology or inability to use technology for remote informal hearings does not pose a disadvantage to families that may not be apparent to the PHA. The PHA should determine through a survey or other means if these barriers exist prior to conducting the remote informal hearing and, if the family does not have the proper technology to fully participate, either postpone the informal hearing or provide an alternative means of access.</p> <p>As with in-person informal hearings, the PHA must provide all materials presented, whether paper or electronic, to the family prior to the remote informal hearing. The family must also be provided with an accessible means by which to transmit their own evidence.</p> <p>The PHA must ensure that the applicant has the right to hear and be heard. All PHA policies and processes for remote informal hearings will be conducted in accordance with due process requirements and will be in compliance with HUD regulations at 24 CFR 966.56 and the guidance for conducting remote hearings specified in Notice PIH 2020-32.</p> <p><u>-HACSJ Policy</u></p> <p>The PHA will conduct remote informal hearings via telephone conferencing call-in or via videoconferencing. If the informal hearing will be conducted via videoconferencing, the PHA will ensure that all applicants, applicant representatives, PHA representatives, and the person conducting the informal hearing can adequately access the platform (i.e., hear, be heard, see, and be seen).</p> <p>If any applicant, applicant representative, PHA representative, or person conducting the informal hearing is unable to effectively utilize the videoconferencing platform, the informal hearing will be conducted by</p>
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~~telephone conferencing call-in. Witness testimony may be accepted via telephone call-in.~~

~~Whether the informal hearing is to be conducted via videoconferencing or telephone call-in, the PHA will provide all parties login information and/or conferencing call-in information before the informal hearing.~~

The PHA will conduct remote informal hearings via a video conferencing platform, when available. If, after attempting to resolve any barriers, applicants are unable to adequately access the video conferencing platform at any point, or upon applicant request, the informal hearing will be conducted by telephone conferencing call-in. If the family is unable to adequately access the telephone conferencing call-in at any point, the remote informal hearing will be postponed, and an in-person alternative will be provided promptly within a reasonable time.

At least five business days prior to scheduling the remote hearing, the PHA will provide the family with login information and/or conferencing call-in information and an electronic copy of all materials being presented via first class mail and/or email. The notice will advise the family of technological requirements for the hearing and request the family notify the PHA of any known barriers. The PHA will resolve any barriers using the guidance in Section 6 of Notice PIH 2020-32, including offering the family the opportunity to attend an in-person hearing.

If the informal hearing is to be conducted remotely, the PHA will require the family to provide any documents directly relevant to the informal hearing at least 24 hours before the scheduled hearing through the mail, via email, or text. The PHA will scan and email copies of these documents to the PHA representative and to the person conducting the informal hearing the same day.

Documents will be shared electronically whenever possible.

The PHA will follow up the email with a phone call and/or email to the applicant at least one business day prior to the remote informal hearing to ensure that the applicant received all information and is comfortable accessing the video conferencing or call-in platform.

The PHA will ensure that all electronic information stored or transmitted with respect to the informal hearing is secure, including protecting personally identifiable information (PII), and meets the requirements for accessibility for persons with disabilities and persons with LEP.

14-18, 14-19	Update Language
	<p>Conducting Hearings Remotely</p> <p><u>PHA Policy</u></p> <p>In conducting any hearing remotely, the PHA shall ensure due process and that all parties are able to have full access to the hearing.</p> <p>The PHA will conduct remote hearings via telephone conferencing call in or via videoconferencing. If the hearing will be conducted via videoconferencing, the PHA will ensure that all tenants, tenant’s representatives, advocates, witnesses, PHA representatives, and the hearing officer can adequately access the platform (i.e., hear, be heard, see, and be seen). Witnesses may testify by telephone call in.</p> <p>If any tenant, tenant representative, advocate, witness, PHA representative, or the hearing officer is unable to effectively utilize the videoconferencing platform, the hearing will be conducted by telephone conferencing call in.</p> <p>Whether the hearing is to be conducted via videoconferencing or telephone call in, the PHA will provide all parties login information and/or telephone call in information before the hearing.</p> <p>The PHA must ensure that the lack of technology or inability to use technology for remote grievance hearings does not pose a disadvantage to families that may not be apparent to the PHA. The PHA should determine through a survey or other means if these barriers exist prior to conducting the remote grievance hearing and, if the family does not have the proper technology to fully participate, either postpone the hearing or provide an alternative means of access.</p> <p>As with in-person grievance hearings, the PHA must provide all materials presented, whether paper or electronic, to the family prior to the remote grievance hearing. The family must also be provided with an accessible means by which to transmit their own evidence.</p> <p>The PHA’s essential responsibility is to ensure grievance hearings meet the requirements of due process and comply with HUD regulations. Therefore, all PHA policies and processes for remote grievance hearings will be conducted in accordance with due process requirements and will be in compliance with HUD regulations at 24 CFR 966.56 and the guidance for conducting remote hearings specified in Notice PIH 2020-32.</p> <p><u>HACSJ Policy</u></p> <p>The PHA will conduct remote grievance hearings via a video conferencing platform, when available. If, after attempting to resolve any barriers,</p>

participants are unable to adequately access the video conferencing platform at any point, or upon request, the grievance hearing will be conducted by telephone conferencing call-in. If the family is unable to adequately access the telephone conferencing call-in at any point, the remote grievance hearing will be postponed, and an in-person alternative will be provided promptly within a reasonable time.

At least five business days prior to scheduling the remote hearing, the PHA will provide the family with login information and/or conferencing call-in information and an electronic copy of all materials being presented via first class mail and/or email. The notice will advise the family of technological requirements for the hearing and request the family notify the PHA of any known barriers. The PHA will resolve any barriers using the guidance in Section 6 of Notice PIH 2020-32, including offering the family the opportunity to attend an in-person hearing.

The PHA will follow up with a phone call and/or email to the family at least one business day prior to the remote grievance hearing to ensure that the family received all information and is comfortable accessing the video conferencing or call-in platform.

The PHA will ensure that all electronic information stored or transmitted with respect to the grievance hearing is secure, including protecting personally identifiable information (PII), and meets the requirements for accessibility for persons with disabilities and persons with LEP.

Significant Amendment 10/1/2022	
	Updated Significant Amendment Definition
	<p><u>Significant Amendment Definition</u></p> <p>As part of the Rental Assistance Demonstration (RAD), Housing Authority of the County of San Joaquin is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and d. Changes to the financing structure for each approved RAD conversion.

5-2	Updated Occupancy Standard Exceptions
	<p><u>HACSJ Policy</u></p> <p>The Housing Authority will use the same occupancy standards for each of its developments.</p> <p>The Housing Authority’s occupancy standards are as follows:</p> <p>The Housing Authority will assign one bedroom for each two persons within the household, except in the following circumstances:</p> <p>Persons of different generations will not be required to share a bedroom, except:</p> <p style="padding-left: 40px;">A single pregnant woman with no other household members and a single parents with one child and no other household members will be assigned a one bedroom unit. Assuming no other changes in family composition, after the child reaches the age of [number of] years, the family will be eligible for a transfer to a 2 bedroom unit.</p> <p>Otherwise, an unborn child will not be counted as a person in determining unit size.</p>

- Live-in aides will be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide's family.
- Single person families will be allocated a zero or one bedroom.
- Foster children will be included in determining unit size.

A single pregnant woman with no other family members must be treated as a two-person family. Single person families shall be assigned a zero or a one-bedroom voucher depending on unit availability.

Annual Plan (FY 2022/2023)

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:
- Preferences for the HCV program are Displaced by Government Action, Disabled, and Veteran. Preferences are weighted to enhance opportunity for housing to low-income residents in San Joaquin County.
- 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 2022/2023 Rev. 2)
Section B.2 (b)
New Activities

Occupancy by Over-Income Families- 6/1/2023 HOTMA	
ACOP 13-13 to 13-15	<p>Updated Public Housing over-income policy to reflect HUD and HACSJ policy revisions:</p> <p>PHAs also have discretion, under 24 CFR 960.507, to adopt policies allowing termination of tenancy for families whose income exceeds the income limits.</p> <p>At annual or interim reexamination, if a family’s adjusted income exceeds the applicable over-income limit, the PHA will notify the family of the determination, document the family file and begin tracking the family’s over-income status.</p> <p>If one year after the determining annual or interim reexamination the family’s income continues to exceed the current over-income limit, the PHA will notify the family in writing that their income has exceeded the over-income limit for one year, and that if the family continues to be over-income for another 12 consecutive months, the family will be subject to the PHA’s over-income policies.</p> <p>If prior to the 24-month anniversary, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with HACSJ policy. If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification.</p> <p>HACSJ will notify the family in writing that over-income policies no longer apply to them. If the family’s income later exceeds the over-income limit again, the family is entitled to a new two-year grace period.</p> <p><u>HACSJ Policy</u></p> <p>After 24 consecutive months of being over income, the PHA will charge the family the alternative non-public housing rent. The family will also be required to sign a new non-public housing over income lease within (60) days. The PHA will notify the family in writing of their new rent amount effective at least (30) days after the PHA’s written notice to the family. Prior to the over income result</p>

(i.e. termination or alternative rent) the family will continue to be a public housing program participant.

Families failing to execute the non-public housing over income lease within (60) calendar days of the date of the notice or at the next lease renewal, whichever is sooner, will be terminated from the program no later than 6 months after the 24-month notice. The PHA will continue to charge over income families the family's choice of income based, flat rent or pro-rated rent (for mixed families) during the time before termination.

During the termination period HACSJ may permit an over income family to remain in the unit due to a documented hardship, as defined in 24 CFR 5.630(b), if requested at least (30) days from lease end by (24 CFR 960.507(a)):

- . Executing the non-public housing over income lease and
- . Paying the total difference between the alternative non-public housing rent dating back to the point in time that the over-income family was required to execute the lease.

Non-Public Housing Over Income (NPHOI) families may reapply for the Public Housing program and become subsidized in their unit again if the family becomes income eligible and the waiting list is open. Should a NPHOI family fall below the Very-Low Income Limit while applying or on the waiting list they will be eligible for a (1) point "Lease In-Place" preference to receive rental assistance in their current unit.

Families may remain in the unit paying the alternative non-public housing rent until the families AMI reaches 150%. After the family reaches 150% or greater AMI the families lease will not be renewed at the end of the current lease period.

For families larger than 8 persons, the over-income limit will be calculated by multiplying the applicable very-low income limit by 2.4.

The PHA will rely on the following over-income limits. These amounts will be updated within 60 days of HUD publishing new income limits each year and will be effective for all annual and interim reexaminations once these policies have been adopted.

Family Size	1	2	3	4	5	6	7	8
Over-Income Limit -120%	\$69,600	\$79,560	\$89,520	\$99,360	\$107,400	\$115,320	\$123,240	\$131,160
Termination Limit-150%	\$87,000	\$99,450	\$111,900	\$124,200	\$134,250	\$144,150	\$154,050	\$163,950

- Development-10/1/2022**
- Develop additional phases of Sierra Vista Homes
 - Create a phased redevelopment of Tracy Homes
 - Phased redevelopment of Conway Homes
 - 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
 - Victory Gardens – with a ground lease from San Joaquin County develop a project that will be a combination of HOME Funds, Veterans Affairs and Supportive Housing (VASH) Vouchers, VHHP, Public Housing Annual Contributions Contract (ACC) and LIHTC.
 - Develop a homeless housing project in partnership with Stockton Shelter for the Homeless, Central Valley Low Income Housing (Shelter Plus Care Administrators), STAND, a local non-profit affordable housing provider, and the Housing Authority’s 501c3 non-profit, Delta Community Developers Corp. The project is funded through CDBG grants and State of California Homeless Energy Aid Program (HEAP) funds. The Housing Authority plans to provide Project-Based Vouchers for these units.
 - Continue to develop housing projects in partnership with local affordable housing providers building housing opportunities for homeless, chronically homeless, at-risk homeless, and homeless youth. Will continue to apply for available funding sources including State, Federal, and local agencies.
 - Crossway Residences – the Housing Authority has received \$3.5 million in MHSA funds for an adaptive reuse development of our old administrative buildings into housing for Behavioral Health clients. In total the Housing Authority will be providing 39 Project- Based Voucher units.

- Convert 31 Public Housing units located at Sierra Vista Apartments, Phase 1 (CA 024000246) to Project Based Vouchers utilizing the Rental Assistance Demonstration
- Convert 15 Public Housing units located at Sierra Vista II Apartments (CA 024000247) to Project Based Vouchers utilizing Rental Assistance Demonstration
- Continue evaluating the feasibility of Rental Assistance Demonstration conversion of new mixed finance units.
- Reposition a portion of both Sierra Vista Homes and Conway Homes as a ground lease to charter school providers for a commensurate public benefit.
- Co-develop a Senior housing project consisting of 114 Units utilizing a ground lease from the State of California. The Housing Authority plans to provide Project-Based Vouchers for these units.
- 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 and acquisition for unused Low Income Public Housing units as well as Housing Choice Project-Based Vouchers.

Non-Smoking Policy	
8-16	<p>Add Language</p> <hr/> <p><u>Electronic Nicotine Delivery Systems (ENDS)</u></p> <p>Electronic nicotine delivery systems (ENDS) include e-cigarettes, nicotine inhalers, and vaping devices.</p> <p style="text-align: center;"><u>HACSJ Policy</u></p> <p>Use of ENDS is not permitted in public housing units, common areas, or outdoor areas within 25 feet from housing and administrative buildings.</p>

RAD Conversion:

<u>Name of Public Housing Project: Sierra Vista Apartments Phase 1</u>	<u>PIC Development ID: CA 024000246</u>	<u>Conversion type (i.e., PBV or PBRA): PBV</u>	<u>Transfer of Assistance: N/A</u>
<u>Total Units: 31</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family</u>	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	5	5	
Two Bedroom	10	10	
Three Bedroom	14	14	
Four Bedroom	2	2	



Five Bedroom			
Six Bedroom			



<u>Name of Public Housing Project: Sierra Vista II Apartments</u>	<u>PIC Development ID:</u> CA 024000247	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units: 15</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> Family	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	3	3	
Two Bedroom	6	6	
Three Bedroom	4	4	
Four Bedroom	2	2	
Five Bedroom			
Six Bedroom			

Annual Plan (FY 2022/2023 Rev. 2)
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 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.
- 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 and Supportive Housing (VASH) vouchers for a total of 259.
 - The Housing Authority has been allocated 133 Mainstream (Section 811) Vouchers that will provide funding to assist non-elderly persons with disabilities.
- 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 Crossway Residences for Behavioral Health referred clients.
 - The Housing Authority has partnered with DFA Development and plans to rehabilitate two existing properties and make available 47 project-based voucher units at Cottage Village Apartments in Manteca, CA for families and 27 project-based voucher units at Medici Artist Lofts in Stockton, CA.
 - The Housing Authority has partnered with Domus Development, through a RFP process to make available 17 project-based voucher units for families at Stone Pine Meadow Apartments in Tracy, California.
 - The Housing Authority has partnered with San Joaquin County, the U.S. Department of Veterans Affairs, and Delta Community Developers Corp., to apply for supportive housing funding through Veteran Housing and Homelessness Prevention Program, Low Income Housing Tax Credit, Community Block Development Grant, and California Emergency Solutions and Housing to provide housing to homeless, chronically homeless, and at risk-homeless veterans.
- 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 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.
- 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 and Sierra Vista Homes have participated in the Stockton Summer Unified (SSU) Summer Reading Program and the Summer Breakfast/Lunch Program. The Housing Authority in conjunction with local partners developed SSU to improve literacy for children in grades Kindergarten through 3rd who live in Conway Homes and Sierra Vista.
 - Residents of Mokelumne Manor (Thornton, CA) participated in (and will continue to participate in) the Summer Breakfast/Lunch program sponsored by Galt Unified School District.
- 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, 2021, the Housing Authority maintained high performer PHAS and standard performer SEMAP status.
- Expand Resident Councils' community involvement.
 - Conducted 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 was awarded the Emergency Safety and Security Grant (ESSG) and was able to install security cameras at Sierra Vista Homes. It is anticipated that an additional 24 cameras to be installed with other funding source.
 - The Housing Authority will be applying for the ESSG to have security camera installation at Conway Homes.
 - The Housing Authority continues working collaboratively with the Stockton Police Department.
 - The Housing Authority continues to collaborate 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.
- 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 206 participants in 2020 to 216 participants in 2021. 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 2022/2023 Rev. 2)
Section C.1 (b)
Resident Advisory Board (RAB) Comments**

Original Comments:

ENDS (Electronic Nicotine Delivery System)	
8-16	<p><u>Added Language:</u></p> <p>Electronic Nicotine Delivery Systems (ENDS)</p> <p>Electronic nicotine delivery systems (ENDS) include e-cigarettes, nicotine inhalers, and vaping devices.</p> <p><u>HACSJ Policy</u></p> <p>Use of ENDS is permitted in public housing units but is prohibited in common areas and in outdoor areas within 25 feet from housing and administrative buildings. That is, use of ENDS is prohibited in all common and outdoor areas in which smoking is prohibited.</p>
	<p><u>RAB Comments:</u></p> <ul style="list-style-type: none"> • Policy should be the same as other tobacco products (i.e. cigarettes) • Marijuana can be smoked from vape devices and is prohibited
	<p><u>Analysis of RAB Recommendations:</u></p> <ul style="list-style-type: none"> • The agency agrees with the RAB, it is important to be consistent with the no smoking policy in units for all tobacco/nicotine devices, although difficult to enforce.
	<p>Updated language:</p> <p><u>HACSJ Policy</u></p> <p>Use of ENDS is not permitted in public housing units, common areas, or outdoor areas within 25 feet from housing and administrative buildings</p>

Occupancy Standards Exceptions	
5-2	<p><u>Updated Language:</u></p> <p><u>HACSJ Policy</u></p> <p>The Housing Authority will use the same occupancy standards for each of its developments.</p> <p>The Housing Authority’s occupancy standards are as follows:</p> <p>The Housing Authority will assign one bedroom for each two persons within the household, except in the following circumstances:</p> <p>Persons of different generations will not be required to share a bedroom, except:</p> <p style="padding-left: 40px;">A single pregnant woman with no other household members and a single parents with one child and no other household members will be assigned a one bedroom unit. Assuming no other changes in family composition, after the child reaches the age of [number of] years, the family will be eligible for a transfer to a 2 bedroom unit.</p> <p>Otherwise, an unborn child will not be counted as a person in determining unit size.</p> <ul style="list-style-type: none"> • Live-in aides will be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide’s family. • Single person families will be allocated a zero or one bedroom. • Foster children will be included in determining unit size. <p style="color: red;">A single pregnant woman with no other family members must be treated as a two-person family. Single person families shall be assigned a zero or a one-bedroom voucher depending on unit availability.</p>
	<p><u>RAB Comments:</u></p> <ul style="list-style-type: none"> • Concerned about applicability to current residents and possible requirements to transfer • Generations should not have to share a room
	<p><u>Analysis of RAB Recommendations:</u></p> <ul style="list-style-type: none"> • Due to the availability of housing in the area the agency is unable to provide additional bedrooms based on generations.
	<p>Updated language:</p> <p style="text-align: center;">N/A</p>



Resident Advisory Board and Public Hearing Attendees

June 28, 2022 at 4:00 pm

Rhonda Williams	<u>rhondawilliams850@gmail.com</u>
Jennifer Flores	<u>jflorez209@gmail.com</u>
Kelly Gaines	<u>kellygaines19@gmail.com</u>
Virginia (Ginger) Mayo Guan	<u>ginger@agelinei.com</u>
Pandora Crowder	<u>pjcrowder75@gmail.com</u>
Silvia Soto	<u>ssoto1164@gmail.com</u>
Willie Bledsoe Jr.	<u>bledsoewilliejr@gmail.com</u>
Falaviena Palefau	<u>lovelypalefau@gmail.com</u>
Nuncita Cherry	<u>nuncita@gmail.com</u>



Revision Comments:

None

Resident Advisory Board and Public Hearing Attendees				
		11/30/22 @ 3:00 pm	Revision 1 1/18/23 @ 4:00 pm	Revision 2 5/10/23 @ 4:00 pm
Virginia (Ginger) Mayo Guan	ginger@agelinei.com	X		
Jennifer Flores	jflorez209@gmail.com	X		
Pandora Crowder	picrowder75@gmail.com	X	X	
Aliza Ervin		X		

**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 22-23 of the Housing Authority County of San Joaquin is consistent with the
(Revision 2) *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 2022/2023 rev. 2)
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 (Revision 2), 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 ___10/01/2022_____, 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 (Rev. 2) for Fiscal Year 20 23

 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:

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