

<b>PHA 5-Year and Annual Plan</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	<b>PHA Information</b> PHA Name: <u>Housing Authority of Santa Fe County</u> _____ PHA Code: <u>NM050</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2014</u>												
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>199</u> Number of HCV units: <u>276</u>												
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only												
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>199</td> <td>276</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	PH	HCV	199	276				
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5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years.  To provide safe, decent and sanitary housing for very low-income families in an environment that fosters self-sufficiency, community pride and to manage resources efficiently. The Santa Fe County Housing Authority will promote personal economic and social upward mobility to provide families the opportunity to make the transition from subsidized housing to non-subsidized housing, including homeownership. It is the mission of the Santa Fe County Housing Authority to provide drug-free, safe decent and sanitary housing to low-income and very low-income families in an environment that fosters self-sufficiency and community pride.												

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

### Five Year Goals and Objectives

#### Public Housing Programs:

- Obtain and Maintain a 96% Occupancy Rate
- Continue to systematically address site appearance, yard inspection, street maintenance and common areas
- Landscape public housing neighborhoods (2)
- Complete all tenant requested work orders within 21 days of request
- Prepare vacant units for occupancy within 21 days of vacancy
- Decrease tenant's accounts receivables to no more than 5% of rents charged
- Obtain and maintain "High Performer" PHAS status
- Design and distribute a comprehensive Tenant Handbook
- Provide two resident trainings a year

#### Housing Choice Voucher Program

- Maintain a 97% Utilization Rate
- Implement a quarterly HCV Newsletter
- Achieve and Maintain a "High Performer" SEMAP Status
- Maintain an MTCS Reporting rate non less than 97%
- Apply for additional rental vouchers (including special program vouchers) in an effort to expand the supply of assisted housing

#### Family Self-Sufficiency Program

- Maintain program size to a minimum of 35 families
- Increase the public housing program to no less than 15 families
- Continue to provide at least 8 FSS trainings per year
- Distribute and FSS newsletter at least quarterly
- Implement Individual Development Accounts

#### Homeownership Program and Use of Home sales Proceeds

Home Sales Proceeds may be used for any of the following programs or projects permissible under 24 CFR 906.15:

- Foreclosure Prevention
- Emergency mortgage assistance
- Purchase of land
- Development Projects (units for rental and/or homeownership)
- Development Projects (units for rental and/or homeownership)
- Down Payment assistance
- Operations/Management of the Housing Authority's Public Housing Program (under ACC), including maintenance, modernization, protective services and resident services

#### Progress Made in achieving the Goals and Objectives Described in the Previous 5-Year Plan

- The Housing Authority has fully landscaped one public housing neighborhood and is in the process of landscaping the two neighborhoods in the remaining housing sites.
- Staff has developed a site improvement plan to address site appearance, yard inspections, streets and common areas and in working through this plan we are itemizing the needs at each housing site and working to complete the work outlined in the plan.
- Maintenance staff has worked diligently to completed all tenant work orders requested within 21 days of the initial request.
- The Santa Fe County Housing Authority obtained and maintained "High Performer" PHAS status.
- The Housing Authority has maintained a 97% utilization rate for HCV Program.
- Staff has maintained a MTCS Reporting rate of no less than 97%.
- Public Housing staff has provided at least 8 FSS trainings per year.
- The county has provided foreclosure prevention to 5 families.
- The county has provided down payment assistance to 18 families.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b>The public may obtain copies of the 5-Year and Annual Plan at the administrative offices of Santa Fe County Housing Authority located at 52 Camino de Jacobo, at the Administrative offices of Santa Fe County located at 102 Grant Avenue in downtown Santa Fe and online at <a href="http://santafecountynm.gov">santafecountynm.gov</a>.</b></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b><u>Housing Needs for low-income families in Santa Fe County</u></b></p> <ul style="list-style-type: none"> <li>• Additional low-income rental housing options for families below eighty percent (80%) of the area median income in areas of the county other than the city of Santa Fe. This includes smaller one and two bedroom homes that are energy efficient with accessible transportation options in outlying areas of the county. This includes the communities of Edgewood, Eldorado and the Pojoaque corridor.</li> <li>• Affordable rental housing below eighty percent (80%) of the area median income designed specifically for the growing senior populations that are energy efficient and easily accessible in one and two bedroom options throughout the county.</li> <li>• Affordable rental housing below eighty percent (80%) of the median income designed specifically for the special needs population that are easily accessible, energy efficient in one and two bedroom options throughout the county.</li> <li>• Access to housing specifically designed for families below eighty percent (80%) of the median income with disabilities including one and two bedroom homes that are energy efficient with access to transportation options.</li> <li>• housing for sale that can be efficiently constructed in all areas of the county and marketed to below one hundred percent (100%) of the area median income.</li> </ul>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The Santa Fe County Housing Authority’s strategy for addressing housing needs of families in the jurisdiction and on the waiting list is to advocate for and be active in the building of additional project based and individual housing options. This strategy is supported by the current Santa Fe County RFP for housing options that addresses the need for additional housing opportunities for families in this community. The County’s Affordable Housing Office currently provides down-payment assistance, foreclosure prevention, and support for low interest loans to purchase and repair housing for low-income and working income families. Additionally the Counties 5(h) Home ownership plan includes these strategies in addition to the ability to establish a trust fund that can support these options for addressing the housing needs of this community.</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b>The Santa Fe County Housing Authority is making progress in meeting our mission and goals described in the 5-Year Plan. Our public housing program continues to provide safe, decent and sanitary housing opportunities to families in need on a daily basis. The Housing Choice Voucher program continues to work with landlords in the community to provide housing options to families in the program. This includes providing opportunities to foster self-sufficiency and community pride through the FSS Program, homebuyer training and other assistance to families who want to achieve homeownership.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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