

**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2015, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
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 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes 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 2006-24);
  - 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 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 waiting list is consistent with affirmatively furthering fair housing;
  - 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 part 903.7(c)(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. 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.
11. 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.
12. 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.


13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Anaheim Housing Authority  
PHA Name

CA104  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2015- 2019  
Annual PHA Plan for Fiscal Years 2015- 2016

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 <b>John E. Woodhead IV</b>	Title <b>Executive Director</b>
Signature 	Date <b>4/15/15</b>

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

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB# 2577-0226**  
**Expires 08/30/2011**

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

I, John E. Woodhead IV the Executive Director certify that the Five Year and Annual PHA Plan of the Anaheim Housing Authority is consistent with the Consolidated Plan of City of Anaheim prepared pursuant to 24 CFR Part 91.



---

Signed / Dated by Appropriate State or Local Official

# COUNCIL AGENDA REPORT

FOR THE MEETING OF: April 7, 2015

TO: CITY MANAGER/REDEVELOPMENT AGENCY  
CITY MANAGER/HOUSING AUTHORITY X  
CITY MANAGER/CITY COUNCIL \_\_\_\_\_

1. **SUBJECT:** Approval of Anaheim Housing Authority's Administrative Plan Revisions

2. **REPORT SUMMARY:** That the Governing Board, by Motion of the Anaheim Housing Authority, approve the revisions to the Section 8 Housing Choice Voucher Administrative Plan.

3. **COUNCIL MEETING REPRESENTATIVE:** John Woodhead, Director 4332  
**MANAGER:** Name Ext.  
Grace Stepter 4315  
**STAFF REPORT PREPARED BY:** Name Ext.  
Alma Huerta 4873  
Name Ext.

4. **CHECKLIST: SUBMIT TO ADMIN ANALYST**

X COVER SHEET, ORIGINAL STAFF REPORT (SIGNED BY MANAGER)  
\_\_\_\_ AGREEMENT – SUBMIT 3 SIGNED ORIGINALS  
\_\_\_\_ RESOLUTION – SUBMIT 1 ORIGINAL ON ARCHIVE PAPER  
\_\_\_\_ ORDINANCE – SUBMIT 1 ORIGINAL ON ARCHIVE PAPER  
X ATTACHMENTS: SUBMIT 1 ORIGINAL – Five-Year PHA Plan for Fiscal Years 2015-2019

5. **SPECIAL INSTRUCTIONS:** None

# COUNCIL AGENDA REPORT

FOR THE MEETING OF: April 7, 2015

TO: CITY MANAGER/REDEVELOPMENT AGENCY  
CITY MANAGER/HOUSING AUTHORITY X  
CITY MANAGER/CITY COUNCIL \_\_\_\_\_

1. **SUBJECT:** Approval of Anaheim Housing Authority's Five-Year Public Housing Agency (PHA) Plan for Fiscal Years 2015-2019

2. **REPORT SUMMARY:** That the Governing Board of the Anaheim Housing Authority, by Motion, approve Anaheim Housing Authority's (AHA) Five-Year Housing Agency (PHA) Plan for Fiscal Years 2015-19, and authorize the Executive Director, or his designee, to execute the required certifications and related documents.

3. **COUNCIL MEETING REPRESENTATIVE:** John Woodhead, Director 4332  
**MANAGER:** Name Ext.  
Grace Stepter 4315  
**STAFF REPORT PREPARED BY:** Name Ext.  
Alma Huerta 4873  
Name Ext.

4. **CHECKLIST: SUBMIT TO ADMIN ANALYST**

X COVER SHEET, ORIGINAL STAFF REPORT (SIGNED BY MANAGER)  
\_\_\_\_ AGREEMENT – SUBMIT 3 SIGNED ORIGINALS  
\_\_\_\_ RESOLUTION – SUBMIT 1 ORIGINAL ON ARCHIVE PAPER  
\_\_\_\_ ORDINANCE – SUBMIT 1 ORIGINAL ON ARCHIVE PAPER  
X ATTACHMENTS: SUBMIT 1 ORIGINAL – Five-Year PHA Plan for Fiscal Years 2015-2019

5. **SPECIAL INSTRUCTIONS:** None



## HOUSING AUTHORITY AGENDA REPORT

### City of Anaheim COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** APRIL 7, 2015  
**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
**SUBJECT:** APPROVAL OF ANAHEIM HOUSING AUTHORITY'S  
FIVE-YEAR AND ANNUAL PUBLIC HOUSING AGENCY PLAN

**ATTACHMENT (Y/N):** YES **ITEM #**

#### RECOMMENDATION:

That the Governing Board of the Anaheim Housing Authority, by Motion, approve Anaheim Housing Authority's (AHA) Five-Year and Annual Public Housing Agency (PHA) Plan for Fiscal Years 2015-2019, and authorize the Executive Director, or his designee, to execute required certifications and related documents.

#### DISCUSSION:

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the Public Housing Agency (PHA) Plans, a Five-Year Plan and an Annual Plan which cover each incremental year of the Five-Year Plan. As required by the QHWRA, staff has prepared the Five-Year PHA Plan for Fiscal Years 2015-2019 and the Annual PHA Plan for Fiscal Year 2015-2016 for submittal to the Department of Housing and Urban Development (HUD).

PHA Plans advise HUD, Section 8 participants, and other members of the public about the PHA's mission for serving the needs of low-income and very low-income families, and the PHA's strategy for addressing those needs. The Five-Year Plan describes the PHA's long range goals and objectives for achieving the mission over the subsequent five years. The Annual Plan provides details about the PHA's immediate operations, program participants, programs and services, and the PHA's strategy for addressing operational concerns and residents' concerns and needs for the upcoming fiscal year. These Plans must be consistent with the Five-Year and One-Year Consolidated Plan Documents covering the same planning time frame.

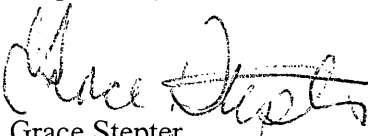
HUD provides PHAs with an electronic template to be used in preparing and submitting their Five-Year and Annual PHA Plan. In most sections of the PHA Plan, information is provided by checking off pre-established responses developed by HUD. Where applicable, greater detail on the programs and services offered by AHA is included. The template is intended to be used by agencies who administer a Housing Choice Voucher (HCV) and/or a Public Housing Program. Since AHA only administers a HCV Program, sections applicable to the Public Housing Program were intentionally left blank.

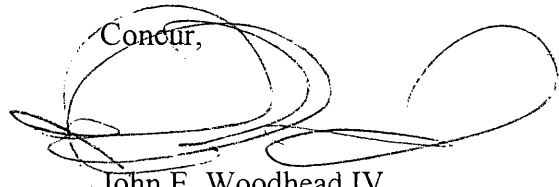
As required by HUD, a Resident Advisory Board (RAB) – consisting entirely of Section 8 tenants – was formed to assist in the preparation and review of the Five-Year and Annual PHA Plan. Meetings to receive input from the RAB were held on February 11 and February 24, 2015. A summary of the RAB members' input is included in the PHA Plan. The draft Five-Year and Annual PHA Plan was made available for public comment for the mandated 45-day period commencing on February 1, 2015 and ending March 18, 2015. A public notice summarizing the purpose and contents of the Five-Year and Annual PHA Plan was published in the January 29, 2015 issue of the Orange County Register.

**IMPACT ON BUDGET:**

There is no impact on the General Fund. The HCV program is entirely funded by federal funds provided by HUD.

Respectfully submitted,

  
Grace Stepter  
Housing Program Manager

Concur,  
  
John E. Woodhead IV  
Executive Director

**Attachment:**

1. Five-Year Public Housing Agency Plan

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

1.0	<b>PHA Information</b> PHA Name: <u>City of Anaheim Housing Authority</u> PHA Code: <u>CA104</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2015</u>																										
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>Zero</u> Number of HCV units: <u>6,486</u>																										
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input 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.) <i>Not Applicable</i>																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
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:  <i>The Anaheim Housing Authority's mission is to promote safe, decent and affordable housing, economic opportunity and a living environment free from discrimination.</i>																										
5.2	<b>Goals and Objectives.</b> 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.  <i>See Attachment I</i>																										



**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

**PHA Plan Element #1**

- The HA has clarified the definition of Veteran for the purpose of determining eligibility preference.
- The HA has added a preference for victims of crime, the magnitude of which requires immediate relocation. This preference will be granted only to families who live or work in the City of Anaheim and are accepted on a referral basis from the Anaheim Police Department only.
- The HA has updated its Administrative Plan to reflect the change in definition of family and the requirement to provide equal access regardless of actual or perceived sexual orientation, gender identity or marital status.
- The HA has revised its preference policy for Homeless admissions. Preference will be given to applicants who are a) Referred by an approved local service provider because they are participating in a local transitioning housing program or receiving other supportive shelter services from that provider; or b) participating in the Homeless Assistance Pilot Program (HAPP) and have been referred by the HAPP service agency.

(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.

*Copies of the 5-Year and Annual Plan, as well as the documents that address the PHA Plan elements, can be obtained at the Anaheim Housing Authority (AHA) office located at 201 S. Anaheim Blvd., Suite 203, Anaheim, CA 92805. Copies of the 5-Year and Annual Plan can also be viewed at our website: [www.anaheimhousingprograms.com](http://www.anaheimhousingprograms.com).*

6.0

- **Eligibility, Selection and Admission Policies, Including Deconcentration and Wait List Procedures:**  
AHA Administrative Plan
- **Financial Resources:**  
Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2013-2014.
- **Rent Determination:**  
AHA Administrative Plan
- **Operations and Management:**  
AHA Administrative Plan
- **Grievance Procedures:**  
AHA Administrative Plan
- **Designated Housing for Elderly and Disabled Families:**  
Not applicable – S8- only PHA
- **Community Services and Self-Sufficiency:**  
Not applicable – S8- only PHA
- **Safety and crime prevention:**  
Not applicable – S8- only PHA
- **Pets:**  
Not applicable – S8- only PHA
- **Civil Rights Certification:**  
2010-2015 Consolidated Plan Document (CPD) and Orange County Fair Housing Plan 2010-2015 "Regional Analysis of Impediments to Fair Housing Choice"
- **Fiscal Year Audit:**  
See audit for fiscal year ending 06/30/2013
- **Asset Management:**  
Not applicable – S8- only PHA
- **Violence Against Women Act (VAWA):**  
AHA Administrative Plan

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> <p><i>The Housing Authority has assisted over 700 units under new construction and substantial rehabilitation Section 8 PBV</i></p> <p><i>AHA has committed to allocate Section 8 Project-Based Vouchers (PBV) to the following projects during FY 2015-2016 in order to increase the availability of affordable housing for low income households and special needs families. There is one PBV project slated for new construction:</i></p> <p><i>Lincoln Avenue Apartments (48 PBV units)</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p><i>Not applicable – Section 8 only PHA</i></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> <p><i>Not applicable – Section 8 only PHA</i></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> <p><i>Not applicable – Section 8 only PHA</i></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><i>Not applicable – Section 8 only PHA</i></p>
9.0	<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><i>Please See Attachment II</i></b></p>
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><i>Subject to available resources and opportunities, the City will continue to acquire land appropriate for affordable residential development through the Housing Authority. In addition to the activities listed above, the City will continue to support efforts to create new affordable housing units through the use of the following resources:</i></p> <ul style="list-style-type: none"> <li><i>A. Implementation of the City's local Senior Housing Ordinance;</i></li> <li><i>B. Implementation of the State Density Bonus Law;</i></li> <li><i>C. Implementation of the City's streamlined entitlement process for affordable housing developments, including an expedited plan check process; and</i></li> <li><i>D. Utilization of various public funding sources such as state and federal tax credit funding, HOME funds and Section 8 vouchers.</i></li> </ul>

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. <b>(2010-2014)</b></p> <p><b><u>PHA Goal: Expand the Supply of Assisted Housing</u></b></p> <p><i>In FY 2014 AHA received 128 Tenant-protection vouchers for a senior building that terminated its HUD subsidy. With the sale of the building, the new owner's obligation to maintain the low rents was lifted, leaving most of the residents unable to pay the new rent without a new rental assistance subsidy. AHA is now administering these new vouchers.</i></p> <p><b><u>PHA Goal: Improve Quality of Assisted Housing</u></b></p> <p><i>AHA maintains a SEMAP rating of High Performer. In FY 2014-2015, AHA increased applicants' ability to update their information online. Additionally, in FY 2014-2015 AHA created a new position among the management team will allow for greater outreach into the landlord community and the ability to provide informational meetings to existing landlords.</i></p> <p><b><u>PHA Goal: Increase Assisted Housing Choices</u></b></p> <p><i>AHA continues its mobility agreement with two other PHAs in Orange County in order to expand housing choice. AHA also continues to contract with GoSection8 to provide landlords a free listing service for their units. Additionally, AHA implemented a higher payment standard for the 92808 zip code (Anaheim Hills) to provide our tenants with greater ability to move into low poverty areas within the agency's jurisdiction.</i></p> <p><b><u>PHA Goal: Promote Self Sufficiency of Assisted Households</u></b></p> <p><i>During FY 2013-14, AHA maintained an 81.5% enrollment of required FSS families. There was an 11% increase in the number of escrow accounts from the previous FY. Additionally, two new workshops were added to the program to assist families with moving toward self-sufficiency.</i></p> <p><b><u>PHA Goal: Ensure Equal Housing Opportunity in Housing</u></b></p> <p><i>AHA provides information on fair housing and reasonable accommodation in its briefing packet. AHA provides regular Fair Housing/Reasonable Accommodation training to its management team and has created a Reasonable Accommodation Committee made up of members of the management team.</i></p> <p><b><u>PHA Goal: Expand the Continuum of Care to Assist the Homeless Population in Anaheim</u></b></p> <p><i>AHA sets aside 25% of new admissions vouchers for homeless individuals and families, as well as supports several PBV sites that provide permanent, supportive housing to the homeless. AHA also participates in CoC meetings with OC Partnerships to maintain and increase service linkages throughout the County. Additionally, AHA continues to work on new ways to link its ESG grant with Section 8 vouchers to provide permanent, supportive housing to its homeless population.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>A significant amendment to the PHA Plan is defined as a change in program policy including changes to rent, admissions policies, and organization of the waiting list or terminations. Exceptions to this definition will be made for changes that are adopted to reflect changes in HUD regulatory requirements or if such changes are adopted in response to a significant reduction in funding.</i></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>

## **ATTACHMENT I**

### **5.2 - GOALS AND OBJECTIVES**

*The following are the Anaheim Housing Authority's (AHA) goals and objectives for the next five years (2015-2019):*

*PHA Goal: Expand the supply of assisted housing*

*Objectives:*

- *Apply for additional rental vouchers*
- *Create additional affordable housing through new construction and rehabilitation as funding permits*

*PHA Goal: Improve the quality of assisted housing*

*Objectives:*

- *Maintain high performer SEMAP Score*
- *Seek opportunities to refurbish low-income neighborhoods characterized by absentee landlords, substandard living conditions and high crime*

*PHA Goal: Increase assisted housing choices*

*Objectives:*

- *Conduct outreach efforts to potential voucher landlords*
- *Expand affordable housing opportunities for low/very low-income households and the handicapped/disabled*

*PHA Goal: Promote self-sufficiency of assisted households*

*Objectives:*

- *Increase participation in the Section 8 Family Self-Sufficiency Program to the minimum program*
- *Provide or attract supportive services to assist FSS participants in meeting their FSS goals*
- *Provide or attract supportive services to increase independence for the elderly or families with disabilities*

*PHA Goal: Ensure equal housing opportunity in housing*

*Objectives:*

- *Undertake affirmative action measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability*
- *Undertake affirmative action measures to ensure accessible housing to persons with all varieties of disabilities*

*PHA Goal: Expand the Continuum of Care to assist the homeless population in Anaheim through the following activities:*

*Objectives:*

- *Homeless Set-Aside Vouchers (up to 25% of new admissions)*
- *Prevent individuals and families from becoming homeless*
- *Reduce the number of homeless individuals and families*
- *Provide short-term (emergency shelter) and services for individuals and families through the use of ESG funds*

**ATTACHMENT II**  
**9.0 – HOUSING NEEDS**

**ANAHEIM COMMUNITY PROFILE**

The City of Anaheim is one of 34 cities within the County of Orange. The City of Anaheim is approximately 50 square miles in size and is Orange County’s most populous city. According to the U.S. Census and the California Department of Finance (DOF), the population in Anaheim was 328,014 in 2000; 336,265 in 2010; and 343,793 in 2012.

Between 2000 and 2010, Anaheim experienced growth in the percentages of the “young adult” (20-24 years) and “senior citizen” (65+ years) populations, while the percentages of “pre-school” (0-4 years), “school age” (5-17 years), “prime working” (25-54 years), and “retirement” (55-64 years) populations declined. The “prime working” (25-54 years) population remains the largest age group in the City.

Anaheim residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. As of 2010, nearly 53 percent of Anaheim residents were of Hispanic origin and over 27 percent were White. Between 2000 and 2010, the White population declined by over 20 percent for a second decade in a row, while persons of Hispanic origin increased by over 13 percent. The Asian population was the third largest ethnic group in the city with over 14 percent of the population. The Asian population increased by over 20 percent between 2000 and 2010. The demographic changes experienced in Anaheim represent the general trends experienced in the County.

In 2010, the U.S. Census Bureau reported 98,294 households in Anaheim, a 1.4 percent increase from 2000. In comparison, total households in Orange County increased by 5.8 percent between 2000 and 2010 and total households in California increased by 8.5 percent. DOF provides data on occupied housing units, which correspond to total households. DOF reports 99,633 occupied housing units in Anaheim as of January 2012, a 1.3 percent increase since April 2010.

The average number of persons per household in Anaheim was 3.38 in 2010. The American Community Survey estimates that in 2011 persons per household increased to 3.41. As shown in Table 1-1, the average number of persons per household in Anaheim continues to be higher than the County average. A number of factors contribute to the formation of households and household size, including but not limited to cultural preferences, economic conditions, and personal need.

<b>Table 1-1</b>		
<b>Average Persons per Household, 2010-2011</b>		
<b>Jurisdiction</b>	<b>2010<sup>1</sup></b>	<b>2011<sup>2</sup></b>
City of Anaheim	3.38	3.41
Orange County	2.99	3.04

<sup>1</sup> 2010 U.S. Census Bureau SF1.

<sup>2</sup> 2011 American Community Survey DP02.

Overview of Housing Needs in Anaheim

Households who contribute more than 30% of their monthly income for rent are considered to have a high rent burden. According to the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, 59% of renter households in Anaheim spent 30 percent or more of their household income on rent between 2007 and 2011. Twenty-nine percent spent 50% or more on rent. Of the renter households experiencing overpayment, 67% are extremely low-income and 30% are very low-income. AHA currently administers 6,486 Section 8 Housing Choice Vouchers, however, the need for rental assistance in Anaheim far exceeds the resources. There are currently 28,539 households on the waiting list for Section 8 assistance.

Table 1-2 below provides a summary by income of all Anaheim households experiencing cost-related housing problems.

Table 1-2 Housing Needs Summary of Housing Problems, 2007-2011			
Household Income & Cost Burden Housing Problem	Renter Households	Owner Households	Total Households
Household Income <=30% HAMFI	13,385	3,435	16,820
Household Income >30% to <=50% HAMFI	11,805	5,240	17,045
Household Income >50% to <=80% HAMFI	12,125	9,350	21,475
Household Income >80% to <=100% HAMFI	4,990	6,175	11,165
Household Income >100% HAMFI	8,095	24,345	32,440
<b>Total Households</b>	<b>50,405</b>	<b>48,545</b>	<b>98,950</b>
Cost Burden >30%	19,935	27,815	47,750
Cost Burden >30% to less than = 50%	14,885	11,185	26,070
Cost Burden >50%	14,705	9,445	24,150
Cost Burden not available	880	110	990
<b>Total Households</b>	<b>50,405</b>	<b>48,545</b>	<b>98,950</b>
<b>INCOME BY COST BURDEN (Renters Only)</b>	<b>Cost burden &gt;30%</b>	<b>Cost burden &gt;50%</b>	<b>Total</b>
Household Income <=30% HAMFI	11,380	9,800	13,385
Household Income >30% to <=50% HAMFI	10,655	4,360	11,805
Household Income >50% to <=80% HAMFI	6,130	525	12,125
Household Income >80% to <=100% HAMFI	755	10	4,990
Household Income >100% HAMFI	670	10	8,095
<b>Total</b>	<b>29,590</b>	<b>14,705</b>	<b>50,405</b>

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011

Homeless Population

There is a regional effort in Orange County to reduce homelessness. As part of this regional effort, the Anaheim Housing Authority continues to assist with housing and services for homeless people and people who are at risk of homelessness. The City has consulted with various nonprofit organizations and other service agencies to identify priority needs. In addition, the community identified homeless prevention and assistance as a medium priority need in the City's 2010 Community Needs Survey. Homeless prevention and assistance was identified as a higher priority in areas that contained more low and moderate income residents. After evaluating information obtained from service providers and the community, the City has determined that providing assistance to the homeless population is a high priority need. Table 1-2 below reports the most recent data regarding the homeless population in Anaheim from SCAG Existing Housing Needs Data Report from the 2010 US Census.

**TABLE 1-3  
HOMELESS POPULATION IN ANAHEIM – 2010 US CENSUS**

Category	Number of Persons
Population	336,265
Housing Units	104,237
Households	98,294
Population Institutionalized Group Quarters <sup>1</sup>	3,557
Population Non-institutionalized Group Quarters	2,020
<b>Homeless</b>	<b>176</b>

<sup>1</sup> Includes correctional facilities, skilled nursing facilities, other healthcare facilities, college/student dormitories, and military group quarters.

Table 1-3 shows data from the 2013 Homeless Management Information System (HMIS) and the 2013 Anaheim Homeless Count sponsored by the Anaheim Poverty Task Force which also estimates the homeless population. The 2013 Unsheltered Point in Time Count conducted on January 26, 2013 reported 4,251 homeless people in Orange County. The sheltered homeless counted were asked where they were living before they most recently became homeless and 17 percent of the sheltered homeless answered Anaheim. The estimate of sheltered homeless persons on the night of January 25, 2013 who resided in Anaheim prior to becoming homeless was 290. On January 26, 2013, the Anaheim Homeless Count resulted in a total count of 447 persons. This count focused exclusively on tallying unsheltered homeless persons.

**TABLE 1-4  
ANAHEIM ESTIMATED POINT IN TIME HOMELESS COUNT**

Category	Number of Persons
Sheltered	290
Unsheltered	447
<i>Total</i>	<i>737</i>

Sources: OC Partnership and The Anaheim Poverty Task Force

\*Note: This estimate does not include motel families

## ATTACHMENT III

### ANAHEIM HOUSING AUTHORITY

#### RESIDENT ADVISORY BOARD COMMENTS

*An invitation letter was sent out to all (106) current FSS participants inviting them to apply for membership on the Resident Advisory Board (RAB). Additionally, invitation letters were also sent to Section 8 tenants who were RAB members in the previous two years, inviting them to re-apply for membership on the RAB. Lastly, a flyer with an attached RAB application form was sent to all current PBV Projects. Site managers were asked to distribute to the PBV tenants. 21 tenants applied for membership on the RAB and all were accepted. A roster of RAB members is attached.*

*Anaheim Housing Authority (AHA) staff met with the RAB on February 11, 2015 and February 24, 2015. Staff presented an overview of the PHA Plan, as well as the RAB's role in the preparation and review of the Plan. The draft 2015-2019 PHA 5-Year Plan was distributed to the RAB at the February 11th meeting. The RAB was asked to review the draft PHA Plan prior to the February 24, 2015 meeting and to compile any questions or comments they had on the Plans.*

*The following are the comments/questions received by the RAB at the February 24, 2015 meeting:*

- *RAB members expressed their satisfaction with the new definition of "Veteran" on the AHA Administrative Plan.*
- *A RAB member inquired why AHA provides ineligible people housing assistance when there are many American children, veterans and mentally disabled people out on the street. AHA Staff clarified that ineligible persons on the program do not qualify for and do not receive housing assistance. AHA Staff briefly discussed the definition of mixed families and how proration of assistance is applied to this type of family.*
- *A RAB member asked if there are other housing opportunities for new Veterans coming out of the military now that AHA's HCV program waiting list is closed. AHA Staff explained that there is a Homeless Veterans initiative called VASH that works in conjunction with the Veterans Administration in the effort to end Veterans' homelessness.*
- *A RAB member commented that there is a new complex on State College Blvd that is a state-of-the-art building with plenty of public transportation and amenities that would be ideal for the elderly, homeless individuals, or veterans. Member wanted to know if such buildings could be acquired and made into affordable housing. AHA staff explained that although affordable housing continues to exist, as a direct result of the State's dissolution of the Redevelopment Agency and the reduction of affordable housing funds, it has become more difficult to create more affordable housing. AHA Staff added that developers and the City of Anaheim's Community Development Department continue to look for new opportunities to provide affordable housing to low-income families.*
- *A RAB member asked how can seniors and homeless people apply for assistance online if they cannot work a computer or have access to one.*



AHA Staff advised the Board that, if requested and as a reasonable accommodation, paper applications can be mailed to those individuals that are not able to apply online. It was also noted that prior to the implementation of online-only applications, AHA researched the number of people that were already applying online and found that over half of the seniors and the majority of disabled people on the waiting list had applied online.

- *A RAB member wanted to know if we could cooperate with other local non-profits and churches/homeless agencies to provide temporary housing since AHA has the money and those agencies have the outreach.*

AHA Staff explained that we do not have funding for temporary housing assistance. The voucher program does not have a time-limit on the assistance. What we do is work with the agencies to try to get the homeless population into permanent housing.

**RESIDENT ADVISORY BOARD ROSTER**

*Ms. Najla Jallow*  
*Ms. Linda Adair*  
*Ms. Yesenia Lopez*  
*Ms. Patricia Adelekan*  
*Ms. Miriam Goitom*  
*Ms. Mary Anne Zimolzak*  
*Ms. Amanda Grijalva*  
*Ms. Sandra Angel*  
*Mr. John Gatti*  
*Ms. Marylou Luna*  
*Ms. Claudia Hernandez*  
*Ms. Felicia De La Rosa*  
*Ms. Viola Yacoub*  
*Ms. Mary-Lou Johnson*  
*Mr. Reginald Young*  
*Ms. Ana Leon*  
*Ms. Carmen Del Rosario Avila*  
*Ms. Van Tran*  
*Ms. Citlali Arvizu*  
*Ms. Mary Cook*  
*Ms. Arlene Harrelson*



## HOUSING AUTHORITY AGENDA REPORT

### City of Anaheim COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** APRIL 7, 2015  
**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
**SUBJECT:** APPROVAL OF ANAHEIM HOUSING AUTHORITY'S  
ADMINISTRATIVE PLAN

**ATTACHMENT (Y/N):** YES **ITEM #**

#### **RECOMMENDATION:**

That the Governing Board of the Anaheim Housing Authority, by Motion, approve the revisions to the Section 8 Housing Choice Voucher Administrative Plan.

#### **DISCUSSION:**

The Anaheim Housing Authority (AHA) is required, by the Department of Housing and Urban Development (HUD), to have an Administrative Plan (Plan) that is in compliance with federal regulations and approved by the Housing Authority's Governing Board for the purpose of implementing the Section 8 Housing Choice Voucher Program (HCV).

The Plan is updated annually, or more frequently, when there is a significant change to the program.

The Plan is now being revised to incorporate the changes that govern the method for selecting applicant families from the waiting list, including admission preferences that AHA will utilize in the selection process.

The specific sections that are being revised are as follows:

- Chapter 3. ELIGIBILITY: Section I.B. Family and Household
- Section I.B. Veteran
- Chapter 4. APPLICATIONS, WAITING LIST and TENANT SELECTION: Section III.C. Selection Method, Local Preferences
- Chapter 7. VERIFICATION: Section II.H. Verification of Preference Status

A summary of all revisions is attached.

**IMPACT ON BUDGET:**

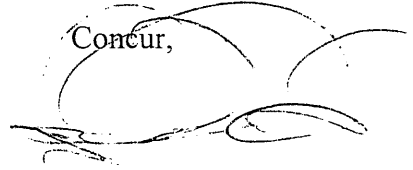
There is no impact on the General Fund. The HCV program is entirely funded by federal funds provided by HUD.

Respectfully submitted,



Grace Stepter  
Housing Program Manager

Concur,



John E. Woodhead IV  
Executive Director

**Attachment:**

1. Summary of Modifications for the Section 8 Housing Choice Voucher Administrative Plan

## Summary of Modifications for the Section 8 Housing Choice Voucher Administrative Plan

The Anaheim Housing Authority (AHA) is required to maintain an Administrative Plan (Plan) that details the policies and procedures governing how its Section 8 Housing Choice Voucher (HCV) Program will be administered. Since its last revision in 2014, some sections of the Plan are being revised and other sections include new language.

The following attachment reflects the changes made to the Administrative Plan for the Section 8 HCV Program. As a reference, the language previously used in the Administrative Plan is displayed under “old language.” The new language added to the Administrative Plan appears in bold, italics.

Chapter 3	Modified language: Definition of the term <i>Family</i>
ELIGIBILITY	<p><b>3-I.B. FAMILY AND HOUSEHOLD [24 CFR 982.201 (c), HUD-50058 IB, p.13]</b></p> <p>(Old language)</p> <p><b>Family</b></p> <p>To be eligible for assistance, an applicant must qualify as a family. A family may be a single person or a group of persons. <i>Family</i> as defined by HUD includes, regardless of marital status, sexual orientation or gender identity, a family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person.</p> <p><b>New language:</b></p> <p><b>Family</b></p> <p><b>To be eligible for assistance, an applicant must qualify as a family. A family may be a single person or a group of persons. Family as defined by HUD includes, regardless of actual or perceived marital status, sexual orientation or gender identity, a family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person.</b></p>

## Summary of Modifications for the Section 8 Housing Choice Voucher Administrative Plan

<b>Chapter 3</b>	<b>Modified language: Definition of <i>Veteran</i></b>
ELIGIBILITY	<p><u>PHA Policy</u></p> <p>(Old language)</p> <p>A veteran is a person who served in the active military, naval, or air service and who was discharged or released from such service under conditions other than dishonorable.</p> <p><b>New language:</b></p> <p><i>The PHA has adopted the definition of veteran as defined under the California Military and Veterans Code, Section 980.</i></p>
<b>Chapter 7</b>	<b>Modified language: Verification of Veteran's Preference</b>
VERIFICATION	<p><b>7-II.H. VERIFICATION OF PREFERENCE STATUS</b></p> <p><u>PHA Policy</u></p> <p>(Old language)</p> <p><u>Veteran's Preference</u> – Applicant must submit a copy of their DD-214 or other official documentation from the armed services or the Veterans Affairs Administration. Discharge status must be legible and other than dishonorable.</p> <p><b>New language:</b></p> <p><b><u>Veteran's Preference</u> - Applicant must submit a copy of their DD-214 or other official documentation from the armed services or the Veterans Affairs Administration. <i>The applicant must meet the definition of veteran under the California Military and Veterans Code, Section 980. If it is unclear that the applicant meets this definition according to the DD-214, it is the applicant's responsibility to provide verification from the US Department of Veterans Affairs that he or she is considered a veteran.</i></b></p>

## Summary of Modifications for the Section 8 Housing Choice Voucher Administrative Plan

Chapter 4	Modified language: Local Preferences
APPLICATIONS, WAITING LIST AND TENANT SELECTION	<p><b>LOCAL PREFERENCES [24 CFR 982.207; HCV p. 4-16]</b> (Old language)</p> <p><u>PHA Policy</u></p> <ol style="list-style-type: none"> <li>1. <u>Homeless</u> – AHA will commit up to 25% of annual new admission vouchers to assist Anaheim-based homeless families who are either:               <ol style="list-style-type: none"> <li>a. Referred by an approved local service provider because they are completing a local transitional housing program and need assistance to secure permanent, affordable housing; or</li> <li>b. Completing the Homeless Assistance Pilot Program (HAPP) and have been referred by the HAPP service agency.</li> </ol> <p style="margin-left: 40px;">Applicant must meet all eligibility requirements. Admissions will be on a first come, first served basis and is subject to funding availability.</p> </li> <li>2. Eligible families who are displaced as a result of a project sponsored by the City of Anaheim Community Development Department or other City of Anaheim Department.</li> <li>3. Any family that has been terminated from the City of Anaheim HCV program due to insufficient program funding.</li> <li>4. Families who live, work, or have been hired to work in Anaheim (Residency preference).</li> </ol> <p><b>New language:</b></p> <ol style="list-style-type: none"> <li>1. <u>Homeless</u> – <i>AHA will commit up to 25% of annual new admission vouchers to assist Anaheim-based homeless families who are either:</i> <ol style="list-style-type: none"> <li>a. <i>Referred by an approved local service provider because they are participating in a local transitional housing program or are receiving other</i></li> </ol> </li> </ol>

## Summary of Modifications for the Section 8 Housing Choice Voucher Administrative Plan

	<p><i>supportive and shelter services from that provider; or</i></p> <p><i>b. Participating in the Homeless Assistance Pilot Program (HAPP) and have been referred by the HAPP service agency.</i></p> <p><i>Applicant must meet all eligibility requirements. Admissions will be on a first come, first served basis and is subject to funding availability.</i></p> <p><b><u>2.</u></b> <i>The PHA may issue vouchers to families who live or work in the City of Anaheim and are referred by Anaheim Police Department. These types of referrals will be limited to victims of a crime, the magnitude or impact of which requires rapid relocation.</i></p> <p><i>Referrals must be made in writing on Anaheim Police Department letterhead, and signed by the Chief or Deputy Chief of Police only. Eligibility, including background checks will be confirmed for all members. All referrals are subject to the approval of the Executive Director or designee.</i></p> <p><b><u>3.</u></b> <i>Eligible families who are displaced as a result of a project sponsored by the City of Anaheim Community Development Department or other City of Anaheim Department.</i></p> <p><b><u>4.</u></b> <i>Any family that has been terminated from the City of Anaheim HCV program due to insufficient program funding.</i></p> <p><b><u>5.</u></b> <i>Families who live, work, or have been hired to work in Anaheim (Residency preference).</i></p>
--	--