

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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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, 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. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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.				
A.1	PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p>Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint 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
	Lead HA:				

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</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? Y N Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials. Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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.

Privacy Act Notice. 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

Summary of Modifications for the 2019 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 2018, 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 regarding the Section 8 HCV and Project-Based Voucher (HCV) Programs. Summaries of the chapter and the changes being made are listed below. The new language added to the Administrative Plan can be found under the bold, “New Language” headings and the language being amended can be found under the “Old Language” heading.

Chapter 4	Modified Language: Selection Method. Preferences.
<p>APPLICATIONS, WAITING LIST AND TENANT SELECTION</p>	<p>4-III.C. Selection Method</p> <p>AHA would like to amend its previous “Homeless” preference by renaming it “Special Needs Populations” and extend the required qualifications to meet this preference.</p> <p>During FY 2018-2019, the U.S. Department of Housing and Urban Development (HUD) awarded AHA with 55 Mainstream Vouchers to provide rental assistance and supportive services (through different partners) to qualified non-elderly persons with disabilities. The Mainstream Voucher program targets non-elderly persons with disabilities individuals include who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. As a condition for these vouchers, AHA is required by HUD to include an admissions preference in its Plan for the targeted population within one calendar year of the voucher award date.</p> <p>AHA would also like to increase its preference commitment to Anaheim-based homeless families from 25% to 50% in order to utilize the Mainstream Vouchers committed.</p> <p>Lastly, AHA would like to change clarify that any Anaheim-based homeless family in any city-funded homeless program qualify under this preference. The previous language only singled out the City’s Homeless Assistance Pilot Program (HAPP) program.</p>

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	<p>New Language:</p> <ol style="list-style-type: none">1. <u>Special Needs Populations – Applicants who live or work in the City of Anaheim will be given priority under these preferences.</u><ol style="list-style-type: none">a. For up to 55 vouchers, preference will be granted to non-elderly disabled persons transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.b. AHA will commit up to 50% of annual new admission vouchers to assist Anaheim-based homeless families who are either:<ol style="list-style-type: none">i. Referred by an approved local service provider because they are participating in a local transitional housing program or are receiving other supportive and shelter services from that provider; orii. Participating in a city-funded homeless program and have been referred by the connected service agency. Applicant must meet all eligibility requirements. Admissions will be on a first come, first served basis and is subject to funding availability. <p>Old Language:</p> <ol style="list-style-type: none">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">a. Referred by an approved local service provider because they are participating in a local transitional housing program or are receiving other supportive and shelter services from that provider; orb. Participating in the Homeless Assistance Pilot Program (HAPP) and have been referred by the HAPP service agency. <p>Applicant must meet all eligibility requirements. Admissions will be on a first come, first served basis and is subject to funding availability.</p>
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<p>Chapter 5</p>	<p>Modified Language: Family Obligations</p>
<p>BRIEFINGS AND VOUCHER ISSUANCE</p>	<p>5-I.C. Family Obligations [24 CFR 982.551]</p> <p>Currently, HUD regulations require families supply any information that the PHA determines is necessary in the administration of the program. AHA would like to clarify that it finds it necessary for families to provide a reasonable explanation when the household’s expenses exceeds their income since it may serve as an indication of unreported income in the household.</p> <p>New Language:</p> <ul style="list-style-type: none"> • The family must supply any information that the PHA or HUD determines to be necessary, including submission of required evidence of citizenship or eligible immigration status. <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;">If an applicant or participant reports expenses that exceeds their income, the PHA will require the individual to provide a reasonable explanation for the circumstance (such as the loss of a job). The PHA will also require documentation that supports the applicant or participant’s claim. If the applicant or participant does not provide a reasonable explanation and documentation explaining why their expenses exceed their income, they will not have met the family obligations.</p> <p>Old Language:</p> <ul style="list-style-type: none"> • The family must supply any information that the PHA or HUD determines to be necessary, including submission of required evidence of citizenship or eligible immigration status.

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Chapter 6	Modified Language: Household Composition and Income
<p>INCOME AND SUBSIDY DETERMINATIONS</p>	<p>6-I.B. HOUSEHOLD COMPOSITION AND INCOME</p> <p>AHA is currently required to count all income that is anticipated and received by all family members (even if temporarily absent) unless it is specifically excluded by the HUD regulations or PHA policies. AHA would like to clarify that income received on behalf of an individual that is not in the household will not be counted towards the household’s income if the family member who is receiving the income was named the other person’s beneficiary.</p> <p>New Language:</p> <p>Income received by all family members must be counted unless specifically excluded by the regulations or PHA policies. It is the responsibility of the head of household to report changes in family composition. The rules on which sources of income are counted vary somewhat by family member. The chart below summarizes how family composition affects income determinations.</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;">If a family member is receiving income on behalf of an individual that is not in the household because the family member is their beneficiary, that income will not be counted.</p> <p>Old Language:</p> <p>Income received by all family members must be counted unless specifically excluded by the regulations. It is the responsibility of the head of household to report changes in family composition. The rules on which sources of income are counted vary somewhat by family member. The chart below summarizes how family composition affects income determinations.</p>

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Chapter 6	Modified Language: Earned Income Disallowance for Persons with Disabilities
INCOME AND SUBSIDY DETERMINATIONS	<p>6-I.E. Earned Income Disallowance for Persons with Disabilities [24 CFR 5.617]</p> <p>On March 8, 2016, HUD published a Federal Register (FR) Notice that amended the second 12-month exclusion requirement for Earned Income Disallowance (EID) for Persons with Disabilities. The notice stated that second 12-month exclusion must be reduced to at least half (50 percent) of any increase in income attributable to employment or increased earnings. AHA would like to clarify that it will exclude half (50 percent) of any increase in income attributable to employment or increased earnings during the second 12-month exclusion.</p> <p>The March 8, 2016, FR Notice also amended the second 12-month exclusion and the lifetime limitation for Earned Income Disallowance (EID) for Persons with Disabilities. Prior to March 8, 2016, the two 12-months exclusion periods granted to qualifying members were cumulative and had a lifetime limit of 48 months. The qualifying member could utilize the two 12-month exclusionary periods within 48 months. As of May 9, 2016 and forward, the exclusion period granted to qualifying members run must run consecutively, with a lifetime limit of 24 months. The qualifying member must now utilize the two 12-month exclusionary periods back to back for a total of 24 consecutive months.</p> <p>New Language:</p> <p><i>Second 12-Month Exclusion and Phase-In</i></p> <p>During the second 12-month exclusion period, the exclusion must be reduced to at least half (50 percent) of any increase in income attributable to employment or increased earnings. The 12 months are cumulative and need not be consecutive. [24 CFR 5.617(c)(2)].</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;">During the second 12-month exclusion period, the PHA will exclude half (50 percent) of any increase in income attributable to employment or increased earnings.</p> <p><i>Lifetime Limitation for households that qualified for EID before May 9, 2016</i></p> <p>For persons qualifying before May 9, 2016, the two 12-months exclusion periods are cumulative, with a lifetime limit of 48 months for the qualifying member [24 CFR 5.617(c)(4) and FR Notice 3/8/16].. The</p>

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	<p>four-year eligibility period begins at the same time that the initial exclusion period begins and ends 48 months later. The one-time eligibility for the EID applies even if the eligible individual begins to receive assistance from another housing agency, if the individual moves between public housing and Section 8 assistance, or if there are breaks in assistance.</p> <p style="text-align: center;"><u>PHA Policy</u></p> <p>During the 48-month eligibility period, the PHA will schedule and conduct an interim reexamination each time there is a change in the family member’s annual income that affects or is affected by the EID (e.g., when the family member’s income falls to a level at or below his/her prequalifying income, when one of the exclusion periods ends, and at the end of the lifetime maximum eligibility period).</p> <p><i>Lifetime Limitation for households that qualified for EID on or after May 9, 2016</i></p> <p>For persons qualifying on or after May 9, 2016, the exclusion periods run consecutively, with a lifetime limit of 24 months for the qualifying member. The two-year eligibility period begins at the same time that the initial exclusion period begins and ends 24 months later. The one-time eligibility for the EID applies even if the eligible individual begins to receive assistance from another housing agency, if the individual moves between public housing and Section 8 assistance, or if there are breaks in assistance. If the family member discontinues the employment that initially qualified the family for the EID, the 24–calendar month period continues [FR Notice 3/8/16].</p> <p style="text-align: center;"><u>PHA Policy</u></p> <p>During the 24-month eligibility period, the PHA will schedule and conduct an interim reexamination each time there is a change in the family member’s annual income that affects or is affected by the EID (e.g., when the family member’s income falls to a level at or below his/her prequalifying income, when one of the exclusion periods ends, and at the end of the lifetime maximum eligibility period).</p> <p>Old Language:</p> <p><i>Second 12-Month Exclusion and Phase-In</i></p>
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	<p>During the second 12-month exclusion period, the exclusion is reduced to half (50 percent) of any increase in income attributable to employment or increased earnings. The 12 months are cumulative and need not be consecutive.</p> <p><i>Lifetime Limitation</i></p> <p>The four-year eligibility period begins at the same time that the initial exclusion period begins and ends 48 months later. The one-time eligibility for the EID applies even if the eligible individual begins to receive assistance from another housing agency, if the individual moves between public housing and Section 8 assistance, or if there are breaks in assistance.</p> <p><u>PHA Policy</u></p> <p>During the 48-month eligibility period, the PHA will schedule and conduct an interim reexamination each time there is a change in the family member’s annual income that affects or is affected by the EID (e.g., when the family member’s income falls to a level at or below his/her prequalifying income, when one of the exclusion periods ends, and at the end of the lifetime maximum eligibility period).</p>
<p>Chapter 6</p>	<p>Modified Language: Loans</p>
<p>INCOME AND SUBSIDY DETERMINATIONS</p>	<p>6-I.K. Periodic and Determinable Allowances</p> <p>HUD regulations require that AHA count periodic and determinable allowances as income. The current Plan did not specify whether loans would count as a periodic allowance or be excluded from the household income. AHA would like to clarify that loans will be excluded from the household’s income, as long as they have proper verifications. Additionally, the new policy states only two loans made from any other individual can be excluded from the household’s income. If additional loans are reported from any individual, all the income derived from those loans will be counted in the household’s income.</p>

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	<p>New Language:</p> <p><i>Loans</i></p> <p><u>PHA Policy</u></p> <p>Loans that contain the proper verification(s) listed herein will be excluded from the household’s income. Loans that do not have the proper verification(s) listed herein will be considered as income.-A loan is defined as money borrowed from an established institution, (such as a bank or university), or an individual no more than twice a year.</p> <p>If the loan was made from an institution, it must be verified by a promissory note or a payment stub that shows the amount of the loan from the institution that guarantees the repayment of the loan.</p> <p>If the loan was made from an individual, it must be verified by a notarized statement from the individual who made the loan and a copy of the check or the bank statement from the individual who made the loan that shows the withdrawal or transfer to the person who received it.</p> <p>Example: If a participant reports more than two loans from any individual so that the contributions be excluded, all the money that derived from those loans will be counted in the household’s income as a household may only obtain a maximum of two loans (with proper verifications) from another individual in a year.</p> <p>Old Language:</p> <p>“Loans” section did not exist in the Plan before.</p>
Chapter 11	Modified Language: Household Composition Changes
REEXAMINATIONS	<p>11-II.B. Changes in Family and Household Composition</p> <p>Currently, a family is required to request AHA approval to add a new family member (with the exception of children who join the family as a result of birth, adoption, or court-awarded custody, or a live in aide). AHA would like to clarify that a household cannot request an addition of a new family</p>

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	<p>member during the initial term of a lease of newly admitted household, unless it the new member falls under one of the exceptions listed above.</p> <p>New Policy:</p> <p>If a change in family size causes a violation of Housing Quality Standards (HQS) space standards (see Chapter 8), the PHA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible. If an acceptable unit is available for rent by the family, the PHA must terminate the family’s HAP contract in accordance with its terms [24 CFR 982.403].</p> <p><u>PHA Policy</u></p> <p>Families must request PHA approval to add a new family member, live-in aide, foster child, or foster adult. This includes any person not on the lease who is expected to stay in the unit for more than 30 consecutive days within a 12-month period and therefore no longer qualifies as a “guest.” Foster children and foster adults may be granted “guest” status for a period not to exceed 90 days. Requests must be made in writing and approved by the PHA prior to the individual moving into the unit.</p> <p>The PHA will not approve the addition of a new household member during the initial term of a lease of newly admitted household, unless the new member is joining the household as a result of birth, adoption, court-awarded custody, or if they would be a live-in aide.</p> <p>The PHA will not approve the addition of a new family or household member unless the individual meets the PHA’s eligibility criteria (see Chapter 3) and documentation requirements (see Chapter 7, Part II).</p> <p>Old Language:</p> <p>If a change in family size causes a violation of Housing Quality Standards (HQS) space standards (see Chapter 8), the PHA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible. If an acceptable unit is available for rental by the family, the PHA must terminate the family’s HAP contract in accordance with its terms [24 CFR 982.403].</p>
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Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<p><u>PHA Policy</u></p> <p>Families must request PHA approval to add a new family member, live-in aide, foster child, or foster adult. This includes any person not on the lease who is expected to stay in the unit for more than 30 consecutive days within a 12-month period and therefore no longer qualifies as a “guest.” Foster children and foster adults may be granted “guest” status for a period not to exceed 90 days. Requests must be made in writing and approved by the PHA prior to the individual moving into the unit.</p> <p>The PHA will not approve the addition of a new family or household member unless the individual meets the PHA’s eligibility criteria (see Chapter 3) and documentation requirements (see Chapter 7, Part II).</p>
Chapter 16	Modified Language: Violence Against Women’s Act (VAWA) Notifications
PROGRAM ADMINISTRATION	<p>PART IX: THE VIOLENCE AGAINST WOMEN ACT (VAWA)</p> <p>The Violence Against Women Act (VAWA) requires that AHA inform applicants and assisted tenants of their rights under this law, including their right to confidentiality and the limits thereof. AHA would like to update the two types of notifications that it will be distributing to inform applicants and tenants of their rights under VAWA: Notice of Occupancy Rights and Emergency Transfer Plan (Section 1 below).</p> <p>AHA would also like to clarify when it will be distributing the Notice of Occupancy Rights (Section 2 below).</p> <p>New Language (Section 1):</p> <p><u>PHA Policy</u></p> <p>The PHA will post the following information regarding VAWA in its offices and on its Website. It will also make the information readily available to anyone who requests it.</p> <p><u>Notice of Occupancy Rights.</u></p>

Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<p>This notice contains:</p> <ul style="list-style-type: none">• A summary of the rights and protections provided by VAWA to rental assistance program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault or stalking (see sample notices in Exhibits 16-1 and 16-2)• An explanation of the documentation that the PHA will require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)• A statement of the PHA’s confidentiality obligation (included in Exhibits 16-1 and 16-2)• A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation• The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)• Contact information for local victim advocacy groups or service providers <p><u>Emergency Transfer Plan.</u></p> <p>This plan contains:</p> <ul style="list-style-type: none">• A summary of who is eligible for an emergency transfer from their current unit• A summary of the protections provided by VAWA to tenants who are or have been victims of domestic violence, dating violence, sexual assault or stalking and are seeking an emergency transfer• An explanation of the documentation that the PHA will require from a tenant who requests an emergency transfer• A description on how an emergency transfer may occur• Guidance to tenants on safety and security
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Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<ul style="list-style-type: none"> • A statement of the PHA’s confidentiality obligation • A copy of form HUD-5383, Emergency Transfer Request of Domestic Violence, Dating Violence, Sexual Assault, or Stalking • The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) • Contact information for local, state and national victim advocacy groups or service providers <p>New Language (Part 2):</p> <p>16-IX.A. Notification to Participants [24 CFR 5.2007(3)(i)]</p> <p>VAWA requires PHAs to notify HCV program participants of their rights under this law, including their right to confidentiality and the limits thereof.</p> <p><u>PHA Policy</u></p> <p>The Notice of Occupancy Rights serves as notification of a participant’s protections and rights under VAWA The PHA will provide all participants with the Notice of Occupancy Rights immediately when a tenant discloses that they may be a victim of domestic violence, dating violence, sexual assault, or stalking, and at the time of any PHA notification of termination of assistance (see Section 12-II.E).</p> <p>The notice will explain the protections afforded under the law, inform the participant of PHA confidentiality requirements, and provide contact information for local, state, and national victim advocacy groups or service providers.</p> <p>16-IX.B. Notification to Applicants</p> <p><u>PHA Policy</u></p> <p>The Notice of Occupancy Rights serves as notification of an applicant’s protections and rights under VAWA The PHA will provide all applicants with the Notice of Occupancy Rights immediately when an applicant discloses that they may be a victim of domestic violence, dating</p>
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Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<p>violence, sexual assault, or stalking, at the time an applicant admitted into a rental assistance program, and at the time an applicant is denied assistance (see section 3-III.G).</p> <p>The notice will explain the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local, state and national victim advocacy groups or service providers.</p> <p>Old Language (Part 1):</p> <p><u>PHA Policy</u></p> <p>The PHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.</p> <p>A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault or stalking (see sample notices in Exhibits 16-1 and 16-2)</p> <p>The definitions of domestic violence, dating violence, sexual assault and stalking provided in VAWA (included in Exhibits 16-1 and 16-2)</p> <p>An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)</p> <p>A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation</p> <p>A statement of the PHA’s obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim’s written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibits 16-1 and 16-2)</p> <p>The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)</p> <p>Contact information for local victim advocacy groups or service providers</p>
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Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<p>Old Language (Part 2):</p> <p>16-IX.A. Notification to Participants [24 CFR 5.2007(3)(i)]</p> <p>VAWA requires PHAs to notify HCV program participants of their rights under this law, including their right to confidentiality and the limits thereof.</p> <p><u>PHA Policy</u></p> <p>The PHA will provide all participants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination. The notice will explain the protections afforded under the law, inform the participant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. The PHA will also include in all assistance termination notices a statement explaining assistance termination protection provided by VAWA (see Section 12-II.E). 16-</p> <p>16.IX.B. Notification to Applicants</p> <p><u>PHA Policy</u></p> <p>The PHA will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance. The notice will explain the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. The PHA will also include in all notices of denial a statement explaining the protection against denial provided by VAWA (see section 3-III.G)</p>
Chapter 17	Modified Language: Project-Based Vouchers, General Requirements
PROJECT-BASED VOUCHERS	<p>17-I.A. Overview [24 CFR 983.5 and FR Notice 01/18/17]</p> <p>AHA would like the ability to project-base an additional 50 percent, (an increase from 10 percent) of its units above the 20 percent program limit if they are strictly used for housing one of the specific groups listed below.</p>

Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<p>New Language:</p> <p><u>PHA Policy</u></p> <p>The PHA will operate a project-based voucher program using up to 20 percent of units allocated in the voucher program for project-based assistance. The PHA can project-base an additional 50 percent of its units above the 20 percent program limit if they are strictly used for housing homeless families, housing families with veterans, offer supportive services to persons with disabilities or elderly persons, or if units are located in census tract with a poverty rate of 20 percent or less.</p> <p>Old Language:</p> <p><u>PHA Policy</u></p> <p>The PHA will operate a project-based voucher program using up to 20 percent of units allocated in the voucher program for project-based assistance. The PHA can project-base an additional 10 percent of its units above the 20 percent program limit if they are strictly used for housing homeless families, housing families with veterans, offer supportive services to persons with disabilities or elderly persons, or if units are located in census tract with a poverty rate of 20 percent or less.</p>
<p>Chapter 17</p>	<p>Modified Language: Household Composition Changes During A Move From a Wrong-Sized or Accessible Unit</p>
<p>PROJECT-BASED VOUCHERS</p>	<p>17-VII.C. Moves</p> <p>Currently, a family is required to request AHA approval to add a new family member to a PBV unit (with the exception of children who join the family as a result of birth, adoption, or court-awarded custody, or a live in aide). AHA would like to clarify that a household cannot request an addition of a new family member when they are asked to move from a wrong-sized or accessible unit with continued assistance, unless it the new member falls under one of the exceptions listed above.</p>

Summary of Modifications for the 2019 Section 8 Housing Choice Voucher Administrative Plan

	<p>New Language:</p> <p><u>PHA Policy</u></p> <p>The PHA will notify the family and the owner of the family’s need to move based on the occupancy of a wrong-size or accessible unit within 10 business days of the PHA’s determination. The PHA will offer the family the following types of continued assistance in the following order, based on the availability of assistance:</p> <ul style="list-style-type: none">PBV assistance in the same project;PBV assistance in another project; andTenant-based voucher assistance. <p>The PHA will not allow any household composition changes when the family is asked to move from a wrong-sized or accessible unit with continued assistance, unless the new member is joining the household as a result of birth, adoption, court-awarded custody, or if they will be an approved live-in aide.</p> <p>Old Language:</p> <p><u>PHA Policy</u></p> <p>The PHA will notify the family and the owner of the family’s need to move based on the occupancy of a wrong-size or accessible unit within 10 business days of the PHA’s determination. The PHA will offer the family the following types of continued assistance in the following order, based on the availability of assistance:</p> <ul style="list-style-type: none">PBV assistance in the same project;PBV assistance in another project; andTenant-based voucher assistance.
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Financial Resources

Program Name	Vouchers Allocated	CY 2018 Total Funding
Housing Choice Voucher	6,294	\$76,673,879*
Mainstream 5	225	\$2,678,444*
Family Self-Sufficiency	N/A	\$138,200

*Final totals will be available upon HUD's CY 2018 final reconciliation.

Progress on Goals and Objectives

PHA Goal: Expand the supply of assisted housing

The Anaheim Housing Authority (AHA) received an additional allocation of 55 Mainstream Vouchers from the U.S. Department of Housing and Urban Development (HUD) during FY 2018-2019. Mainstream vouchers provide rental assistance and supportive services (through different partners) to qualified non-elderly persons with disabilities. The new allocation of Mainstream Vouchers targets non-elderly persons with disabilities individuals include who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

AHA was also granted an additional allocation of 61 VASH vouchers from HUD to provide rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

In addition, AHA has committed 53 Project-Based Vouchers to the 54-unit El Verano Senior Apartments project. 50% of the units in the project will be made available to homeless seniors. The El Verano Apartment project was successful in receiving a Tax Credit award in 2018. AHA recently awarded the Manchester/Orangewood RFP for the development of a 102-unit workforce housing project on a Housing Authority-owned property. Twenty of the 102 units in the project will be made available to homeless families and the City will award 20 Project-Based Vouchers to assist the project. The project developer is submitting funding applications for Tax Credits and Affordable Housing and Sustainable Communities program funding to the Tax Credit Allocation Committee and State Housing and Community Development Department, respectively. If awarded, the project could started construction by late 2019.

AHA is also actively seeking to acquire a property in the city that would provide for the creation of 35 affordable housing units for homeless veterans.

PHA Goal: Improve the quality of assisted housing

During FY 2017-2018, AHA obtained a standard SEMAP rating. AHA also continues to carry out a robust Quality Control program on all tenant files, for income calculation and quality of inspections.

The City of Anaheim has continued to seek opportunities to revitalize low-income neighborhoods characterized by substandard living conditions and high call for service, as evidenced in the Avon Dakota and Hermosa Village neighborhoods. Avon Dakota and Hermosa Village consist of multi-phased projects involving the acquisition and rehabilitation of apartment complexes and conversion of market rate units to long term affordable units. The first phase of the Avon Dakota revitalization project was completed in 2013 and included the acquisition and rehabilitation of 16 units to provide affordable housing for extremely, very low and low income families. The second phase of the project is currently underway consisting of 21 units for extremely-low, very-low and low income families. Since 2014, the City has acquired nine additional properties in the Avon

Progress on Goals and Objectives

Dakota Neighborhood, totaling 24 units. These properties will be rehabilitated or will be part of a new construction project to provide affordable housing as part of a future phase three project. The Hermosa Village Neighborhood Revitalization project consists of four phases completed between 2002 and 2008. The Phase I project consisting of 294 units resyndicated in 2017, which included the rehabilitation of the units to meet current standards, improving on-site resident amenities and adding four units to the project for a total of 297 units. All four phases in the Hermosa Village project consist of a total of 521 units.

As part of AHA's neighborhood revitalization efforts, the authority is utilizing its own land for the development of the El Verano Verano Apartments and the Manchester/Orangewood affordable housing projects. The El Verano Apartments will start construction in March 2019 and if the financing is secured the Manchester/Orangewood project could start construction in late 2019. These projects will involve the creation of 154 new affordable housing units for the elderly, working families and homeless families, including the potential property acquisition and construction of 35 new affordable housing units for homeless veterans for a total of 188 new affordable rental units.

PHA Goal: Increase assisted housing choices

AHA continues its mobility agreement with three other PHA's in Orange County, (the Garden Grove Housing Authority, the Orange County Housing Authority, and the Santa Ana Housing Authority), to increase housing choice throughout the county. Additionally, AHA maintains its contract with Go Section 8, a property listing service providing free listing options for landlords that allows program participants to search rental units that accept AHA rental-assistance.

PHA Goal: Promote self-sufficiency of assisted households

During FY 2017-2018, AHA enrolled 25 new Section 8 tenants into its Family Self-Sufficiency (FSS) program for a grand total of 116 participants utilizing this resource.

AHA also strengthened its relationship with four different partners in the FSS program to provide participants with a wide array of resources that can help them achieve their education and career goals. AHA works closely with Fullerton College's Extended Opportunity Program & Service (EOP) office to offer assistance with books that participants may need during their enrolled semesters. The North Orange County Community College District (NOCCCD) offers many classes to program participants that range from job seeking skills to specialized job and educational training. They also help program participants with transportation by offering bus passes. Women Helping Women (WHW) offer participants job seeking and retaining skills and resources. Lastly, AHA also strengthen its relationship with NeighborWorks Orange County who specializes in reality services. They offer participants help with housing counseling and education regarding credit and home ownership.

Progress on Goals and Objectives

PHA Goal: Ensure equal opportunity in housing

Fair housing and reasonable accommodation information is provided in AHA's briefing packets and notices. Fair housing information is also provided in the lobby and clients can utilize the Fair Housing Foundation's services, with whom the City has a contract.

PHA Goal: Expand the Continuum of Care to assist the homeless population in Anaheim.

AHA operates a homeless set aside program, which entails a preference for homeless families in Anaheim who are referred by a local homeless provider. AHA will accept referrals for up to 50% of its annual new admissions.

AHA continues to participate in several committees for the Continuum of Care and coordinates with other PHAs in Orange County to strategize addressing homelessness.

During FY 2017-2018, the City served 1,173 persons through Emergency Solutions Grant Program (ESG), which is dedicated to preventing homelessness, reducing the number of homeless on the street and providing services to the sheltered and unsheltered.

The City also continued funding the Homeless Assistance Pilot Program (HAPP), which combines ESG and HOME funds to provide case management and rental assistance to program participants. The program focuses on assisting homeless families that have children attending Anaheim schools. During FY 2017-2018, the HAPP program served 43 families. Of the 43 families served, 8 completed the program and moved to permanent housing.

In addition, the City also continued funding the Chronically Homeless Individuals Pilot Program (CHIPP), operated by Mercy House Living Centers and the Illumination Foundation. The program provides individuals with case management services and tenant based rental assistance. During FY 2017-2018, the CHIPP program served 19 individuals.

Resident Advisory Board (RAB) Summary

An invitation letter was sent to 60 current and prospective Resident Advisory Board (RAB) members to attend a meeting of the RAB to discuss the FY 2019-2020 PHA Annual Plan and changes to the Administrative Plan.

The meeting will take place on Monday, February 4, 2019 at 1:00 PM