

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 2018 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 2017, 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. 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 Policy” headings.

Chapter 8	Modified language: Local Requirements. Garage Accessibility.
HOUSING QUALITY STANDARDS	<p>8-I.B. ADDITIONAL LOCAL REQUIREMENTS [24 CFR 982.401(a)(4)]</p> <p>The United States Department of Housing and Urban Development (HUD) allows AHA to establish additional Housing Quality Standards, other than the ones mandated by HUD, in order to comply with the City’s local codes. Currently, AHA requires attached garages to comply with HQS standards and has a policy that requires these garages to comply with smoke detector and carbon monoxide requirements. However, AHA’s current policy does not specify that garages that are attached to the unit must be accessible to inspectors. In order to determine that attached garages are HQS compliant, AHA wishes to clarify that they must be accessible for inspection.</p> <p>New Policy:</p> <p>Garages that are attached to the unit, whether included in the lease or not, must be accessible for inspection to ensure there are no safety hazards that can affect the assisted unit.</p>
Chapter 11	Modified language: Reexaminations
REEXAMINATIONS	<p>11-I, 11-II, & 11-III: REGULAR REEXAMINATIONS, INTERIM REEXAMINATIONS, & RECALCULATING FAMILY SHARE AND SUBSIDY</p>

Summary of Modifications for the 2018 Section 8 Housing Choice Voucher Administrative Plan

	<p>AMOUNTS [24 CFR 582.516]</p> <p>Previously, HUD required PHAs to conduct an annual reexamination of income and other family circumstances at least every 12 months. Recently, HUD issued two final rules that allowed PHAs to conduct these reexaminations up to every three years for families with at least 90% of their income from fixed sources.</p> <p>New Policy:</p> <p>For families with at least 90% of its income from a fixed source, AHA may conduct a regular reexamination up to triennially. At its discretion, AHA may continue to conduct reexaminations for these families more frequently than every three years, depending on quality control samples, individual circumstances of the family and other business-related needs.</p> <p>For the families that qualify for a regular reexamination every two to three years, AHA may opt to apply a cost of living adjustment to the families' income and re-determine their rent between reexaminations.</p>
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Financial Resources

Program Name	Vouchers Allocated	CY 2017 Total Funding
Housing Choice Voucher	6281	\$75,937,098
Mainstream 5	225	\$2,473,222
Family Self-Sufficiency	N/A	\$137,360

Progress on Goals and Objectives

PHA Goal: Expand the supply of assisted housing

AHA has committed 53 Project-Based Vouchers to a building in the City that will serve the elderly. This commitment depends on obtaining tax credit allocations. Those 53 new units, alongside 28 other new affordable housing units for homeless veterans will be built on land that the City has acquired.

PHA Goal: Improve the quality of assisted housing

During FY 2016-2017, AHA maintained a SEMAP rating of High Performer. AHA also continues to carry out a robust Quality Control program on all tenant files, for income calculation and quality of inspections.

Additionally, The City has continued to seek opportunities to refurbish low-income neighborhoods characterized by substandard living conditions, as evident in the Avon Dakota Project. This is a multi-phased project that consists of the acquisition and rehabilitation of apartment complexes within the Avon Dakota neighborhood. The first phase, completed in 2013, included the acquisition and rehabilitation of 16 units to provide affordable housing for extremely and very low families. The second phase of the project is currently underway consisting of 21 units for extremely-low and very-low income families. Since 2014, the City has acquired eight additional properties, totaling 20 units. These units will be rehabilitated and will be used to provide affordable housing as part of a future phase three project.

AHA currently owns the property of two new affordable housing projects that are underway this upcoming year. Those projects are the construction of 53 new affordable housing units for the elderly and disabled, along with the construction of 28 new affordable housing units for homeless veterans.

PHA Goal: Increase assisted housing choices

AHA has maintained its mobility agreements with two other PHA's in Orange County (Garden Grove Housing Authority and Orange County Housing Authority). In addition, AHA entered into a new mobility agreement with Santa Ana Housing Authority to increase housing choice. AHA also remains in a contract with Go Section 8, a property listing service providing free listing options for landlords.

Progress on Goals and Objectives

PHA Goal: Promote self-sufficiency of assisted households

During the 2016-17 fiscal year, AHA's FSS program recruited three new partners into its Family Self-Sufficiency program and enrolled 17 new Section 8 tenants for a grand total of 102 participants utilizing this resource. The new partnership with 2-1-1 Orange County, provides a toll-free number which can be accessed by any phone or computer that connects you to a community resource specialist in the area who can connect callers with local organizations that provide critical services to improve and save lives. The second new partnership is with California's Child Support Services Program, who works with parents, (custodial and noncustodial), and guardians to ensure children and families receive court-ordered financial and medical support. Child support services are available to the general public through a network of 49 county and regional child support agencies (LCSAs). Lastly, a new partnership with Orange County's Credit Union helps provide customized educational programs for adults, teens, and children covering topics including budgeting, understanding credit scores, preparing for retirement, and smart borrowing.

PHA Goal: Ensure equal opportunity in housing

Fair housing and reasonable accommodation information is provided in the briefing packet, and is included on notices. Fair housing information is also provided in the lobby and clients can use the services of the Fair Housing Foundation, with whom the City has a contract. AHA also provided fair housing certification training for all operations staff in 2017.

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 25% of its annual new admissions.

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

During the 2016-2017 fiscal year, the City served 1,308 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 continued funding the Homeless Assistance Pilot Program (HAPP), which combines ESG and HOME funds to provide intensive case management and long term rental assistance. The program is focused on assisting homeless families that have children attending Anaheim schools. In FY 2016-2017 the program served 50 families (218 persons). Of the 50 families served, 17 completed the program and moved to permanent housing.

Progress on Goals and Objectives

In addition, the City launched the Chronically Homeless Individuals Pilot Program (CHIPP) on June 2017, operated by Mercy House Living Centers and the Illumination Foundation. The program focuses on serving the “bubble” population within the homeless continuum. This applied to the individuals that do not qualify for Permanent Supportive Housing (PSH) because they either do not have a disabling condition or do not score high enough to ever obtain assistance. The program provides individuals with intensive case management services and tenant based rental assistance. The goal of the program is to serve 40 individuals over the next two years.

On November 2016, CityNet, a nonprofit organization who has partnered up with Anaheim, completed the City’s first homeless census. The goal of the census was to obtain a baseline number of individuals living in the streets and shelters. The census also focused on gathering key demographic and characteristic data that would assist in making resource allocations. According to the census, the City of Anaheim currently has 906 homeless individuals within its city boundaries. Of those 906 individuals, 797 are unsheltered, well 109 are sheltered. The City has seen this exercise as a useful planning tool and anticipates conducting it biannually.