

# 5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<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.
<b>B.2</b>	<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, very low- income, and extremely low- income families for the next five years.
<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
<b>B.4</b>	<b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
<b>B.5</b>	<b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

# Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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## A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

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

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

## B. 5-Year Plan.

**B.1 Mission.** 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. ([24 CFR §903.6\(a\)\(1\)](#))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours 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.

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## **B.2 Goals and Objectives**

The following are the Anaheim Housing Authority's (AHA) goals and objectives for the next five years (2020-2024):

### **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/extremely low-income households
- Expand affordable housing opportunities for elderly and/or disabled households

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

#### **Objectives:**

- Maintain participation in the Section 8 Family Self-Sufficiency (FSS) Program to the minimum program
- Achieve the participant enrollment requirement under the FSS 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, CA:**

**Objectives:**

- Homeless Set-Aside Vouchers (up to 50% 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

### **B.3 Progress Report**

#### **PHA Goal: Expand the supply of assisted housing**

On September 4, 2018, the Anaheim Housing Authority (AHA) 55 Mainstream Vouchers from the U.S. Department of Housing and Urban Development (HUD). Mainstream vouchers provide rental assistance and supportive services (through different partners) to qualified non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. Throughout FY 2018-2019, AHA began the intake and lease-up process of the new mainstream vouchers. In order to create a list of eligible individuals, AHA screened its existing Housing Choice Voucher (HCV) waiting list and began accepting referrals from four service providers. These service providers include Marcy House, Dayle McIntosh, Illumination Foundation, and the Orange County Health Care Agency. These service providers committed to providing supportive services for a minimum of 1 year to the individuals that they referred. AHA also opened up its HCV waiting list for new applicants to apply directly.

The El Verano Apartments is a proposed 100% Affordable 54-unit Senior Rental Housing Project (The site of the Sandman Motel). Fifty percent of the units will be made available to Homeless Seniors. This project includes a commitment of 53 project based vouchers. The Developer received a Tax Credit award in September 2018 to finance the project and is currently under construction. Construction is underway and is expected to be completed in October 2020.

In July of 2019, the Manchester/Orangewood Apartment project was successful in receiving a tax credit award in 2019. Twenty of the 102 units in the project will be made available to homeless families and the AHA will award 20 Project-Based Vouchers to assist the project. The project is set to start construction in March of 2020.

In December of 2019, the AHA awarded 50 Project Based Vouchers and \$2 million dollar loan to The Salvation Army's Center of Hope Permanent Supportive Housing (PSH) Phase I Project. The Project is a 100-unit PSH project (Project) providing long-term housing solutions for individuals who are exiting a chronically homeless condition. The Project will include 98 studio units, all of which will be set aside for homeless individuals, with 50% being set aside for homeless individuals with disabilities, plus two one bedroom Manager's units. The Project will also include a 325 bed low barrier shelter as part of a future phase, which will serve as the entry point to exit homelessness and will provide a wide array of on-site supportive services. The Salvation Army will be submitting funding applications to the State HCD, through the County of Orange No Place Like Home Program on January 8, 2020 and for Tax Credits from the California Tax Credit Allocation Committee in August 2020 to assist with development of the PSH Phase I Project. Construction is expected to commence January 2021.

The AHA continues to actively acquire and assemble property in the City that would provide for the creation of affordable housing. Below is an update for the year 2018-19:

The Housing Authority recently completed the acquisition of the Beach Boulevard site and is in the process of being assembled for development of a mixed-use development project. Staff is currently assessing the development parameters of the site in preparation for development process.

The property known as the Karcher/UEI site is a Housing Authority-owned site and is in the process of being assembled for the development of a multi-generational affordable housing project. Staff is currently assessing the development parameters of the site in preparation for an RFP process to seek development proposals.

The property known as the Matrix site is a Housing Authority-owned site and is in the process of being assembled for the development of an affordable workforce rental housing project. Staff is currently assessing the development parameters of the site and the necessary entitlements for development of the Site.

### **PHA Goal: Improve the quality of assisted housing**

During FY 2018-2019, AHA achieved a high performer 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 for low income families. The second phase of the project, consisting of 21 units for low income families was completed in January of 2019. Since 2014, the City has acquired nine additional properties in the Avon 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. The Phase II project consisting of 112 units is in the process of resyndicating to provide the capital to rehabilitate the Project and extend the affordability for an additional 55 years. The Developer will submit a Tax Credit funding application to the California Tax Credit Allocation Committee (TCAC) and for Bond Issuance to the California Debt Limit Allocation Committee (CDLAC) in January of 2020. If awarded, the rehabilitation is expected to commence in June 2020.

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 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**

On October 2, 2019, AHA staff participated in the California Association of Housing Authorities' (CAHA) booth at the 2019 Apartment Buildings Conference & Expo in Pasadena, CA. The Expo was geared towards property owners, developers, real estate agents, and housing-related entities to provide educational resources, and networking opportunities. AHA staff conducted outreach and provided education about the housing choice voucher program to potential landlords. The CAHA booth was able to achieve a landlord interest list of 16 people who provided their contact information to receive additional information.

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 2018-2019, AHA enrolled 12 new Section 8 tenants into its Family Self-Sufficiency (FSS) program for a grand total of 100 participants utilizing this resource.

AHA continued strengthening its relationship with 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 worked closely with multiple local colleges to expand supportive services. Fullerton College's Extended Opportunity Program & Service (EOP) office provided 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 helped program participants with transportation by offering bus passes. Women Helping Women (WHW) offered participants job seeking and retaining skills and resources. AHA's partnership with Boys Town helped provide supportive services individuals who are suffering from abuse, addiction, abandonment or violence. Lastly, AHA also strengthened its relationship with NeighborWorks Orange County who

specializes in realty services. They offer participants help with housing counseling and education regarding credit and home ownership.

**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. In 2018-2019, AHA began accepting 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 2018-2019, the City served 1,905 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 2018-2019, the HAPP program served families. Of the 43 families served, 2 completed the program and moved to permanent housing and the rest are still being assisted.

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 2018-2019, the CHIPP program served 38 individuals.

## **VAWA Goals**

The Anaheim Housing Authority's (AHA) goal is to provide child and adult victims of domestic violence, dating violence, sexual assault, or stalking the protections that have been granted to them under the Violence Against Women Act (VAWA), including their right to confidentiality and the limits thereof.

Since HUD published "Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Program" on November 16, 2016, AHA has complied with the PHA's notice and policy requirements by taking the following actions:

- Amended sections of its Administrative Plan to incorporate the changes published in the final rule, such as updating VAWA-related terminology, incorporating the Notice of Occupancy Rights and Emergency Transfer Plan, among other changes
  - Provided the Notice of Occupancy Rights\* to all of off its existing tenants
  - Continuously provides the Notice of Occupancy Rights to new tenants, applicant that are denied admission, and tenants being terminated for the program
  - Created an Emergency Transfer Plan\* for VAWA victims under AHA's programs
- \* The Emergency Transfer Plan and the Notice of Occupancy Rights are available to the public on AHA's website

**Policies relating to VAWA be found in the AHA's Administrative Plan in the following sections:**

- 3-III.E. Criteria for Deciding to Deny Assistance
- 3-III.G. Prohibition Against Denial of Assistance to Victims of Domestic Violence, Dating Violence, and Stalking [24 CFR Part 5, Subpart L]
- 5-I.B. Briefing [24 CFR 982.301]
- 6-I.K. Periodic and Determinable Allowances
- 9-I.A. Tenant Screening
- 10-I.A. Allowable Moves
- 10-I.B. Restriction on Moves
- 10-II.B. Initial PHA Role
- 12-II.C. Alternatives to Termination of Assistance
- 12-II.E. Terminating the Assistance of Domestic Violence, Dating Violence, or Stalking Victims and Perpetrators [24 CFR 5.2005]
- 12-III.D. Deciding Whether to Terminate Tenancy [24 CFR 982.310(h), 24 CFR 982.310(h)(4)]
- 13-I.C. Owner Responsibilities [24 CFR 982.452]
- 16-IX.A. Notification to Participants [24 CFR 5.2007(3)(i)]
- 16-IX.B. Notification to Applicants
- 16-IX.C. Notification to Owners and Managers [24 CFR 5.2007(3)(ii)]

The AHA Administrative Plan can be accessed on our website:

<http://www.anaheim.net/DocumentCenter/View/21635/2018-Admin-Plan-Final>

ATTACHMENT 4

**B.6 Resident Advisory Board Comments**

The meeting will take place on Thursday, January 23, 2020 at 1:00 PM and will be held at:

Anaheim City Hall – West Tower

201 S. Anaheim Blvd., 2nd Floor

Anaheim, CA 92805