

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 FY 2020-2021 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 2019, 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: Opening the Waiting List
APPLICATIONS, WAITING LIST AND TENANT SELECTION	<p>4-II.D. Opening the Waiting List [24 CFR 982.206 and PIH Notice 2012-34]</p> <p>On August 13, 2012, the U.S. Department of Housing and Urban Development (HUD) published PIH Notice 2012-34, which provided housing authorities with clarification on how to administer their waiting lists. In the notice, HUD clarified that housing authorities may a lottery system, or other random choice technique, to select which applicants will be placed on the waiting list if it considered a reasonable approach in their jurisdiction.</p> <p>AHA is now adding the ability to use a lottery or other method of randomization when opening its waiting list and determining the order that applicants are placed on the waiting list. If such method is chosen, AHA will announce it in the opening of the waiting list public notice.</p> <p>New Language:</p> <p>Lottery Option [PIH Notice 2012-34]</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;">The PHA may use the lottery system to select applicants to be placed onto the waiting list and their order of placement. If the PHA decides to use the lottery system, the PHA will fully describe the system of lottery selection to be used in the public notice.</p>

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	<p>After all complete and unduplicated applications are received during the waiting list opening, the PHA will conduct a random lottery to select the applicants if more than the maximum number of applications are received. Applicants will either be randomly assigned a number or an application date and time. The PHA may also use another method to determine a random order of applicants on the waiting list. The randomly placed applicants will be sorted according to the PHA preferences listed in Section 4-III.C.</p> <p>Old Language: <i>Language related to the lottery option did not exist prior to this year.</i></p>
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**Summary of Modifications for the FY 2020-2021 Section 8 Housing Choice Voucher
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Chapter 7	Modified Language: Verification of Preference Status
VERIFICATION	<p>7-II.H. Verification of Preference Status</p> <p>On September 4, 2018, HUD awarded AHA with 55 mainstream vouchers to provide rental assistance to qualified individuals who meet an age, disability, and a housing situation requirement. As a condition for these vouchers, AHA was required by HUD to include a mainstream admissions preference in its Plan for the targeted population.</p> <p>AHA’s Plan already defines how age and disability is verified by the authority, but it currently does not define how the housing situation portion will be verified under the mainstream preference. AHA is now defining what type of verifications it will accept for the housing situation portion of the mainstream preference.</p> <p>New Language:</p> <p>The PHA must verify any preferences claimed by an applicant that determined their placement of the waiting list.</p> <p><u>PHA Policy</u> Mainstream Preference – For verification of institutionalization or other segregated settings, the PHA will accept a statement from a medical professional who is familiar with the applicant and who can attest that the individual would be able to live on their own if housing assistance was available. For verification of at risk of institutionalization, the PHA will accept a statement from a medical professional who is familiar with the applicant and who can attest that the individual is at risk of becoming institutionalized because they do not have access to adequate housing. For verification of at risk of being homeless, the PHA will accept appropriate documentation listed under 24 CFR 576.2. For verification of homelessness, the PHA will accept appropriate documentation listed under 24 CFR 582.301.</p> <p>Old Language:</p> <p>The PHA must verify any preferences claimed by an applicant.</p> <p><u>PHA Policy</u> <i>Language related to mainstream preference verifications did not exist prior to this year.</i></p>

**Summary of Modifications for the FY 2020-2021 Section 8 Housing Choice Voucher
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Chapter 11	Modified Language: Household Composition Changes
<p>REEXAMINATIONS</p>	<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). AHA would like to clarify that a household cannot request an addition of a new family member if the amount of HCV assistance provided by the PHA to the family drops to zero. Additional family members will not be approved through the 180 consecutive calendar days that the family may remain with zero HCV assistance.</p> <p>New Policy:</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>The PHA will not approve the addition of a foster child or foster adult if it will cause a violation of HQS space standards.</p> <p>The PHA will not approve a request to add an entire family unit, two persons or more, to the current household composition. If the head of household adds a spouse or marital-type partner</p>

**Summary of Modifications for the FY 2020-2021 Section 8 Housing Choice Voucher
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	<p>the PHA will allow the addition of the minor children of that person upon verification that they will live with the assisted family at least 50% of the time.</p> <p><i>The PHA will not approve the addition of a new family member if the amount of HCV assistance provided by the PHA drops to zero. Additional family members will not be approved through the 180 consecutive calendar days that the family may remain with zero HCV assistance (see Chapter 12, Part I).</i></p> <p>For administrative and budgetary reasons, the PHA will only consider one request to add a family member to the household composition on an annual basis. A request to add a live-in aide does not bar the family from adding an additional member within the year.</p> <p>The PHA also may not consider a request to approve the return of a household member that was removed from the household composition within the last 12 months. Exceptions may be granted as a reasonable accommodation or other emergency situation.</p> <p>If the PHA determines an individual meets the PHA’s eligibility criteria and documentation requirements, the PHA will provide written approval to the family.</p> <p>If the PHA determines that an individual does not meet the PHA’s eligibility criteria or documentation requirements, the PHA will notify the family in writing of its decision to deny approval of the new family or household member and the reasons for the denial/The PHA will make its determination within 15 business days of receiving all information required to verify the individual’s eligibility.</p> <p>Old Language:</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>
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**Summary of Modifications for the FY 2020-2021 Section 8 Housing Choice Voucher
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	<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>The PHA will not approve the addition of a foster child or foster adult if it will cause a violation of HQS space standards.</p> <p>The PHA will not approve a request to add an entire family unit, two persons or more, to the current household composition. If the head of household adds a spouse or marital-type partner the PHA will allow the addition of the minor children of that person upon verification that they will live with the assisted family at least 50% of the time.</p> <p>For administrative and budgetary reasons, the PHA will only consider one request to add a family member to the household composition on an annual basis. A request to add a live-in aide does not bar the family from adding an additional member within the year.</p> <p>The PHA also may not consider a request to approve the return of a household member that was removed from the household composition within the last 12 months. Exceptions may be granted as a reasonable accommodation or other emergency situation.</p> <p>If the PHA determines an individual meets the PHA’s eligibility criteria and documentation requirements, the PHA will provide written approval to the family.</p> <p>If the PHA determines that an individual does not meet the PHA’s eligibility criteria or documentation requirements, the PHA will notify the family in writing of its decision to deny approval of the new family or household member and the reasons for the denial/The PHA will make its determination within 15 business days of receiving all information required to verify the individual’s eligibility.</p>
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**Summary of Modifications for the FY 2020-2021 Section 8 Housing Choice Voucher
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Chapter 15	Modified Language: Special Housing Types
<p align="center">SPECIAL HOUSING TYPES</p>	<p>15. Special Housing Types [24 CFR 982 Subpart M]</p> <p>The AHA has the authority to permit, or not permit, families the use any special housing types such as shared housing, single room occupancy, congregate housing, group homes, cooperative housing, manufactured homes and homeownership. The only exception holds that AHA must permit use of any special housing type if needed as a reasonable accommodation for a person with a disability.</p> <p>AHA would now like to permit non-disabled families to use the shared housing special housing without needing a reasonable accommodation.</p> <p>New Language:</p> <p><u>PHA Policy</u></p> <p>Non-disabled families will be permitted to use the shared housing special housing type as long as they are in accordance with the requirements listed under Chapter 15, Part IV.</p> <p>Families will not be permitted to use the single room occupancy, congregate housing, group homes, cooperative housing, manufactured homes and homeownership special housing types, unless use is needed as a reasonable accommodation so that the program is readily accessible to a person with disabilities.</p> <p>Old Language:</p> <p><u>PHA Policy</u></p> <p>Families will not be permitted to use any special housing types, unless use is needed as a reasonable accommodation so that the program is readily accessible to a person with disabilities.</p>

Financial Resources

Program Name	Vouchers Allocated	FY 2018-19 Total Funding
Housing Choice Voucher	6,335	\$77,843,872
Mainstream 5	280	\$3,061,936
Family Self-Sufficiency	N/A	\$105,100

B.1 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions Policies

The Anaheim Housing Authority (AHA) does not own or manage any public housing units. The AHA only administers Housing Choice Vouchers and Project-Based Vouchers.

Deconcentration Policies

The AHA has existing policies that encourage the participation of landlords to increase the areas where program participants can lease up. These policies may be found in the AHA's Administrative Plan in the following sections:

- 5-I.B. Briefing [24 CFR 982.301]
- 13-I.A. Owner Recruitment and Retention [HCV GB, pp. 2-4 to 2-6]
- 16-II.B. Payment Standards [24 CFR 982.503; HCV GB, Chapter 7]
- 17-I.A. Overview [24 CFR 983.5 and FR Notice 01/18/17]

Eligibility, Selection, and Admissions Policies

- Chapter 2 of AHA's Administrative Plan, "Fair Housing and Equal Opportunity," outlines the policies that the agency abides by in terms of discrimination, providing accessibility, reasonable accommodations, and services in other languages
- Chapter 3 of AHA's Administrative Plan, "Eligibility," outlines the policies the agency abides by in terms of basic eligibility and denial criteria for the programs
- Chapter 4 of AHA's Administrative Plan, "Applications, Waiting List and Tenant Selection," outlines policies the agency abides in terms of the application process, managing the wait list, and selection from the waiting list (including preferences)
- Chapter 6 of AHA's Administrative Plan, "Income and Subsidy Standards," outlines policies the agency abides in terms of the income and assets calculations to determine eligibility for the program
- Chapter 7 of AHA's Administrative Plan, "Verification," outlines policies the agency abides in terms of the verifying the applicant and tenant information as required by the program

The AHA Administrative Plan can be accessed on our website:

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

B.6 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.

ATTACHMENT 5

B.7 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