

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 03/31/2024
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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	<p>PHA Name: <u>Anaheim Housing Authority</u> PHA Code: <u>CA104</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>6,752</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <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> <p>This PHA Plan and all relevant documentation is available at the Anaheim Housing Authority:</p> <ul style="list-style-type: none"> Office: located at Anaheim City Hall – West Tower, 201 S. Anaheim Blvd., 10th Floor Anaheim, CA 92805 – Available Monday-Friday, between the hours of 8:00 a.m. and 5:00 p.m.; and Website: www.anaheim.net/1947/Public-Documents <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA:																													
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): Please see the following attachments: Attachment 1 – Summary of Revisions to the Administrative Plan Attachment 2 – Deconcentration and Other Policies that Govern Eligibility, Selection, & Admissions Policies Attachment 3 – Financial Resources Table Attachment 4 – Rent Determination Policies Attachment 5 – Operation and Management Policies</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Please see Attachment 6 – Progress Report</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Results pending. FY 2019-2020 Audit did not have any findings.</p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Please see below</p> <p>(b) 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. This Plan will be updated with the RAB member comments after the RAB meeting takes place.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="padding-left: 40px;">Y N</p> <p style="padding-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>This Plan is available for public comment from Friday January 7, 2022 through February 21, 2022. This Plan will be continuously updated if any section is challenged during that time.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>On August 6th, 2020, a consortium of more than 20 Orange County, CA cities released the Orange County’s Analysis of Impediments to Fair Housing Choice (AI). The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues and lays out meaningful strategies that can be implemented to achieve progress towards the County’s obligation to affirmatively furthering fair housing.</p> <p>The complete AI may be accessed through the following website: http://www.anaheim.net/DocumentCenter/View/39608/Regional-AI_Final</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fair Housing Goal: 1. Increase the supply of affordable housing through the following strategies:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> a. Explore creative land use and zoning policies that facilitate the development of affordable housing, examples include a housing overlay zone or religious institutions amendment. b. Review Anaheim’s current Density Bonus and Accessory Dwelling Unit (ADU) Ordinances to ensure compliance with state requirements. c. Support legislation that removes CEQA requirements for affordable housing. d. Identify and explore allocating city-owned sites that may be well suited for housing for which there are no other development plans. e. Continue to support tenant based rental assistance programs that facilitates additional affordable housing for homeless and low-income individuals. </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fair Housing Goal: 2. Preserve the existing stock of affordable rental housing and rent stabilized housing through the following strategies:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> a. Strengthen and expand education and outreach of tenants and owner of affordable rental housing at risk of conversion to market rents. b. Extend affordability restrictions through loan extensions, workouts and buy-downs of affordability. c. Preserve at-risk housing through the issuance of Tax-Exempt Bond financing. d. Explore the development of a rental rehabilitation loan program. </div>
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Fair Housing Goal:3. Expand the access to fair housing services and other housing services through the following strategies:

Describe fair housing strategies and actions to achieve the goal

- a. Dedicate eligible entitlement dollars (CDBG, HOME, etc.) and explore local, state and federal resources to expand fair housing services.
- b. Continue to support fair housing testing and investigation to look for evidence of differential treatment and disparate impact, including providing services to low income tenants reporting fair housing violations.
- c. Continue to support fair housing presentations, mass media communications, and multi-lingual literature distribution; conduct fair housing presentations at accessible locations and conduct fair housing presentations for housing providers.
- d. Explore alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Such formats could serve persons with one or more than one job, families with you children and other who find it difficult to attend meetings in person.

In addition,

- The City has allocated CDBG funds to the Fair Housing Foundation (FHF) to provide fair housing services to the Anaheim residents and operators of rental properties. These services include holding tenant and landlord workshops, counseling, and resolving any housing issues and allegations of discrimination .
- In June of 2018, the City's Planning and Building Department amended its fee schedule and removed the reasonable accommodations application fee
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Fair Housing Goal: 4. Continue efforts to build complete communities through the following strategies:

Describe fair housing strategies and actions to achieve the goal

- a. Maximize and secure funding from State of California's Cap and Trade Program (Greenhouse Gas Reduction Fund), to improve housing opportunities, increase economic investments and address environmental factors in disadvantaged communities.
- b. The City will continue to work with local transit agencies and other appropriate agencies to facilitate safe and efficient routes of transportation, including public transit, walking and biking.
- c. Explore development of a policy to encourage developers to provide residents with incentives to use non-auto means of transportation, including locating new developments near public transportation and providing benefits such as bus passes.
- d. Prioritize workforce development resources in racially or ethnically concentrated areas of poverty to improve economic mobility

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 §903.4)

- 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. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing 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.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (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)).

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 subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) 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.

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

- B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.
- B.3 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.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- B.5 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 §903.7(p))

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on 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)
- C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 6.02 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

B.1 Revision of the PHA Plan Elements

Summary of Revisions for the FY 2022-2023 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 2021, some sections of the Plan are being modified and other sections include new language.

This attachment reflects the revisions made to the Administrative Plan regarding the Section 8 HCV and Project-Based Voucher (PBV) programs. Summaries of the changes being made are listed below. For your reference, the revisions are listed under “Modified Language.”

In the FY 2020-24 Five Year PHA Plan, the AHA defined a significant amendment or modification to the PHA Plan is as a change in program policy including changes to rent, admissions policies, and organization of the waiting list or terminations. Exceptions to this definition will be made for changes that are adopted to reflect changes in U.S. Department of Housing and Urban Development (HUD) regulatory requirements or if such changes are adopted in response to a significant reduction in funding.

B.1 Revision of the PHA Plan Elements

CHAPTER 3: ELIGIBILITY	
Modified Language: Criminal Activity [24 CFR 982.553]	
Plan Section: 3-III.C. Other Permitted Reasons for Denial of Assistance	
Description of Change:	<p>HUD allows the Housing Authority to deny assistance if the Housing Authority determines that any household member is currently engaged in, or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity.</p> <p>AHA would like to incorporate a policy that clarifies that household members would be denied assistance if they have been convicted of any criminal sexual conduct towards any victim who are subject to any registration requirement under a state sex offender registration program.</p>
New Language:	<p>Criminal Activity [24 CFR 982.553] [...]</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;"><u>If any household member has been convicted of any criminal sexual conduct against one or more identified victims, and is currently subject to a registration requirement under a state sex offender registration program, the family will be denied assistance.</u></p> <p>If any household member is currently engaged in, or has been convicted of drug-related criminal activity, defined as the illegal manufacture, sale, or distribution of a drug, or the possession of a drug with intent to manufacture, sell, or distribute the drug, within the past 36 months, the family will be denied assistance.</p> <p>If any household member is currently engaged in, or has been convicted of drug-related criminal activities for personal use only, within the past 12 months, the family will be denied assistance. For convictions for drug-related criminal activity for personal use only, within the past 12 months, the PHA will consider whether the culpable household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully. The PHA will require the applicant to submit evidence of the household member’s current participation in or successful completion of a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.</p> <p>If any household member has been convicted of violent criminal activity within the past five years, the family will be denied assistance. <i>Violent criminal activity</i>, defined by HUD as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage [24 CFR 5.100].</p>

B.1 Revision of the PHA Plan Elements

	<p>If any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past 12 months, the family will be denied assistance.</p> <p>Criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; or</p> <p>Criminal activity that may threaten the health or safety of property owners and management staff, and persons performing contract administration functions or other responsibilities on behalf of the PHA (including a PHA employee or a PHA contractor, subcontractor, or agent).</p> <p><i>Immediate vicinity</i> means within a three-block radius of the premises. Evidence of such criminal activity includes, but is not limited to the following, during the respective lookback periods:</p> <ul style="list-style-type: none"> Criminal convictions Police reports or witness statements Any record of eviction from public or privately-owned housing as a result of criminal activity <p><i>Completion of Parole/Probation</i> - any adult family member convicted of a drug related, violent, and/or other applicable criminal activity within the defined lookback period, prior to the date of eligibility determination, must have completed all the terms of any related sentence including completion of parole and/or probation to be eligible for admission. However, if by public record or other preponderance of evidence, a family member has completed the parole or probation terms, but appears to be currently engaged in other criminal activity, within the last twenty four months prior to determination of eligibility, the PHA may deny admission.</p> <p>In making its decision to deny assistance, the PHA will consider the factors discussed in Section 3-III.E. Upon consideration of such factors, the PHA may, on a case-by-case basis, decide not to deny assistance</p>
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B.1 Revision of the PHA Plan Elements

CHAPTER 4: APPLICATIONS, WAITING LIST AND TENANT SELECTION	
Modified Language: Targeted Funding [24 CFR 982.204(e)]	
Plan Section: 4-III.B. Selection and HCV Funding Sources	
Description of Change:	The AHA currently receives exclusive funding from HUD for specific categories of families on the waiting list. These categories are defined under the “Targeted Funding” section of the Plan. The AHA would like to incorporate and define the Emergency Housing Vouchers (EHV) and HUD-Veteran Affairs Supportive Housing (HUD-VASH) into this list.
Modified Language:	<p>Targeted Funding [24 CFR 982.204(e)]</p> <p>[...] <u>PHA Policy</u></p> <p>The PHA administers the following types of targeted funding:</p> <p><i>Mainstream for Persons with a Disability</i>- Mainstream vouchers are awarded to disabled families on the HCV waiting list. AHA applies local preferences in determining the order in which Mainstream vouchers are awarded to eligible families.</p> <p><i>Family Unification Program (FUP)</i> – FUP vouchers are awarded to families who are referred to AHA by the Orange County Department of Children Services. AHA applies local preferences in determining the order in which FUP vouchers are awarded to eligible families. As allowed by HUD regulations, when a FUP voucher is vacated, AHA will use the initial FUP voucher to assist families from the regular HCV waiting list.</p> <p><i>Non-Elderly Disabled (NEDs) Vouchers</i> –NEDs vouchers are awarded to non-elderly disabled families on the HCV waiting list. AHA applies local preferences in determining the order in which NEDs vouchers are awarded to eligible families.</p> <p><u><i>Emergency Housing Voucher (EHV) - EHV's are issued to individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. EHV's are administered in accordance to the policies in Chapter 16 Part X of this Plan.</i></u></p> <p><u><i>HUD-Veteran Affairs Supportive Housing (HUD-VASH) - HUD-VASH vouchers are issued to homeless Veterans or a Veteran families and are administered in accordance to the policies in Chapter 16 Part XI of this Plan.</i></u></p>
CHAPTER 4: APPLICATIONS, WAITING LIST AND TENANT SELECTION	
Modified Language: Local Preferences	

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Plan Section: 4-III.C. Selection Method	
Description of Change:	<p>The AHA would like to amend its current “Special Needs Populations” local preference to expand eligibility to a broader population in need of housing.</p> <p>The City of Anaheim operates several city-funded programs that work towards housing individuals and families. These programs specifically target homeless and at risk of becoming homeless families. Rental-assistance to the families in the city-funded programs is limited based on each program’s policies and is not permanent. Currently, only Anaheim-based families that are <i>homeless</i> in any city-funded homeless program qualify for a waiting list preference. The AHA would like to also like to allow Anaheim-based families that are at <i>-risk of becoming homeless</i> in any city-funded homeless program as many of these families would find themselves homeless once the city-funded assistance ends.</p> <p>In addition, the AHA would also like to add establish a preference for families who have been terminated from the AHA’s Housing Opportunities for Persons with AIDS (HOPWA) program. Families receiving assistance under the HOPWA program require that the families have an eligible member. If the eligible member passes away, the family must be terminated from the program. This new policy would allow the families in need to remain receiving assistance but through the Housing Choice Voucher (HCV) program. All families under this policy would be required to undergo the entire eligibility process from the beginning, including background checks, to ensure their eligibility for an HCV voucher.</p>
Modified Language:	<p>Local Preferences [24 CFR 982.207; HCV p. 4-16]</p> <p>[...]</p> <p><u>PHA Policy</u></p> <p>The PHA may open its waiting list only to certain local preferences [PIH Notice 2012-34]. The following is a list of local preferences offered by the PHA in their order of selection.</p> <ol style="list-style-type: none"> 1. <u>Special Needs Populations</u> <ol style="list-style-type: none"> a. For up to 172 vouchers, preference will be granted to non-elderly disabled persons that are transitioning out of institutional or other segregated settings or are homeless. These vouchers were granted through 2017 Mainstream Voucher Program NOFA and 2020 CARES Act allocations). Applicants who live or work in the City of Anaheim will be given priority under this preference. b. The PHA will commit up to 50% of annual new admission vouchers to assist Anaheim-based homeless-families who are either: <ol style="list-style-type: none"> i. R<u>Homeless and r</u> referred by an approved local service provider because they are participating in a

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	<p>local transitional housing program or are receiving other supportive and shelter services from that provider. Providers may be required to verify that applicants had ties to Anaheim prior to entering the shelter and commit to providing appropriate services to the client; or</p> <ul style="list-style-type: none">ii. <u>Participating in a city-funded homeless or at risk of becoming homeless</u> program and have been referred by the connected service agency.c. <u>Families who are being terminated from the Housing Opportunities for Persons with AIDS (HOPWA) program, due to the qualifying member being deceased.</u> <p>Applicants must meet all eligibility requirements. Admissions will be on a first come, first served basis and is subject to funding availability.</p>
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CHAPTER 5: BRIEFINGS AND VOUCHER ISSUANCE	
Modified Language: Extensions of Voucher Term	
Plan Section: 5-II.E. Voucher Term, Extensions, and Suspensions	
Description of Change:	<p>The AHA has the authority to grant extensions of search time of a voucher, specify the length of a voucher extension period, and determine the circumstances under which extensions will be granted. These discretionary policies are required to be outlined in the AHA’s Plan. The AHA would like to clarify that voucher extension requests cannot extend beyond 240 days (approx. 8 months) even when a reasonable accommodation has been granted.</p>
Modified Language:	<p>Extensions of Voucher Term [24 CFR 982.303(b)] [...]</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;">The PHA will automatically approve one 60-day extension upon written request from the family, except in cases of incoming billable portability vouchers. For additional information regarding extensions of portability vouchers, please see Chapter 15.</p> <p style="padding-left: 40px;">The PHA will approve additional extensions, not to exceed a maximum of 180 days, only in the following circumstances:</p> <p style="padding-left: 80px;">The PHA has determined that additional search time is necessary due to extraordinary market conditions, such as an extremely low vacancy rate.</p> <p style="padding-left: 80px;">It is necessary as a reasonable accommodation for a person with disabilities.</p> <p style="padding-left: 80px;">It is necessary due to reasons beyond the family’s control, as determined by the PHA. Following is a list of extenuating circumstances that the PHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:</p> <p style="padding-left: 120px;">Serious illness or death in the family</p> <p style="padding-left: 120px;">Other family emergency</p> <p style="padding-left: 80px;"><u>The PHA may approve up to 240 days when necessary as a reasonable accommodation.</u></p> <p>Any request for an additional extension must include the reason(s) an additional extension is necessary. The PHA may require the family to provide documentation to support the request.</p>

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	<p>All requests for extensions to the voucher term must be made in writing and submitted to the PHA prior to the expiration date of the voucher (or extended term of the voucher).</p> <p>The PHA will decide whether to approve or deny an extension request within 15 business days of the date the request is received, and will immediately provide the family written notice of its decision.</p>
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CHAPTER 7: VERIFICATIONS	
Modified Language: Verification of Preference Status	
Plan Section: 7-II.B. Social Security Numbers [24 CFR 5.216 and Notice PIH 2010-3]	
Description of Change:	On November 2019, HUD released the Eligibility Chapter of their <i>Housing Choice Voucher Guidebook</i> . This chapter clarified that Housing Authorities have the option to keep or remove the copy of the documentation of Social Security Numbers (SSN) once the information has have been verified. The AHA would like to clarify in its policy that it will retain SSN documentation in its applicant and participant files.
New Language:	<p>7-II.B. Social Security Numbers [24 CFR 5.216 and Notice PIH 2010-3]</p> <p>[...]</p> <p>Once the individual’s verification status is classified as “verified,” the PHA <u>may, at its discretion, remove and destroy the copy of the documentation of SSN [HCV GB, Eligibility Chapter, Nov 2019].</u>should remove and destroy copies of documentation accepted as evidence of social security numbers by no later than the next reexamination.</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p>Once an individual’s status is classified as “verified” in HUD’s EIV system, the PHA will <u>retain the documents in the applicant and participant file.</u>remove and destroy copies of documentation accepted as evidence of social security numbers by no later than the next reexamination.</p>

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CHAPTER 7: VERIFICATIONS	
Modified Language: Verification of Preference Status	
Plan Section: 7-II.H. Verification of Preference Status	
Description of Change:	The AHA must verify the preferences that applicants claim, as they determine their placement on the waiting list. Chapter 7 of the AHA Plan currently outlines the types of verifications are required for each waiting list preference. The AHA would like to outline what documentation a surviving spouse must submit when claiming the veteran’s preference. The policy would require surviving spouses to submit the Veteran’s DD214 (or other official documentation from the armed services or the Veterans Affairs Administration), a copy of their marriage license, and the Veteran’s death certificate.
New Language:	<p>7-II.H. Verification of Preference Status</p> <p>[...]</p> <p><u>PHA Policy</u></p> <p>[...]</p> <p><u>Veteran’s Preference</u> – Applicant must submit a copy of their DD-214 or other official documentation from the armed services or the Veterans Affairs Administration. The applicant must meet the definition of veteran under the California Military and Veterans Code, Section 980. If it is unclear that the applicant meets this definition according to the DD-214, it is the applicant’s responsibility to provide verification from the US Department of Veterans Affairs that he or she is considered a veteran.</p> <p><u>To verify eligibility under the veteran’s preference as a surviving spouse, the surviving spouse must submit the Veteran’s DD214 (or other official documentation from the armed services or the Veterans Affairs Administration), a copy of their marriage license, and the Veteran’s death certificate.</u></p>

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CHAPTER 11: REEXAMINATIONS	
Modified Language: Family-Initiated Interim Reexaminations	
Plan Section: 11-II.C. Changes Affecting Income or Expenses	
Description of Change:	<p>AHA has existing policies that outline what types of income changes affects a family’s rent calculation between regular annual reexaminations. These policies specify what types of income changes prompts the agency to conduct an interim reexamination of income and modify the rent accordingly.</p> <p>Currently, AHA conducts an interim reexamination of income if a family member obtains new or replacement income after losing employment within the last 12 months. The AHA would like to amend this existing policy so that the agency conducts an interim reexamination of income <i>any time</i> a family member obtains new or replacement. This new policy would prompt an interim reexamination even if the new income is reported after not having employment for over 12 months.</p> <p>AHA also has an existing policy which holds that an annual and/or interim reexamination where the tenant portion of the rent would decrease may only be processed upon verification that they have applied for unemployment benefits. The AHA would also like to require that families also apply to CalWorks and General Relief benefits, as applicable to the individual family’s situation.</p>
New Language:	<p>11-II.C. Changes Affecting Income or Expenses [...].s.</p> <p>PHA-Initiated Interim Reexaminations</p> <p>PHA-initiated interim reexaminations are those that are scheduled based on circumstances or criteria defined by the PHA. They are not scheduled because of changes reported by the family.</p> <p style="padding-left: 40px;"><u>PHA Policy</u></p> <p style="padding-left: 40px;">The PHA will conduct interim reexaminations in each of the following instances:</p> <p style="padding-left: 80px;">For families receiving the Earned Income Disallowance (EID), the PHA will conduct an interim reexamination at the start and conclusion of the second 12 month exclusion period (50 percent phase-in period).</p> <p style="padding-left: 80px;">If at the time of the annual reexamination, it is not feasible to anticipate a level of income for the next 12 months (e.g. seasonal or cyclic income), the PHA will schedule an interim reexamination to coincide with the end of the period for which it is feasible to project income.</p>

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	<p>When a family member obtains new or replacement income after losing employment within the last 12 months. The new income will be counted towards the family's rent portion. This policy does not apply to the loss of employment more than 12 months prior to the reporting of new income.</p> <p>The PHA may conduct an interim reexamination at any time in order to correct an error in a previous reexamination, or to investigate a tenant fraud complaint.</p> <p>Family-Initiated Interim Reexaminations</p> <p>The PHA must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 982.516(c)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)].</p> <p><i>Required Reporting</i></p> <p>HUD regulations give the PHA the freedom to determine the circumstances under which families will be required to report changes affecting income.</p> <p><u>PHA Policy</u></p> <p>The PHA will conduct interim reexaminations for families that qualify for the earned income disallowance (EID), and only when the EID family's share of rent will change as a result of the increase.</p> <p><u>Families are required to report when a family member obtains new or replacement employment income.</u></p> <p>Families are not required to report any other changes in income or expenses unless they reported no income at the time of their regular recertification or they reported a loss of employment income within the last 12 months.</p> <p>Families who report no income must report a change in income within ten (10) business days of the change. AHA<u>The PHA</u> will conduct an interim re-examination to reflect the addition of income to the household. The increase will be effective on the first of the month following a 30 days' notice to the family.</p> <p>A family member who reported a loss of employment income within the last 12 months must report any new or replacement income obtained by that member.</p> <p>Families are not required to report any other changes in income or expenses that occur throughout the year as long as they have provided complete and accurate information during their regular reexamination.</p>
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	<p><i>Optional Reporting</i></p> <p>The family may request an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)]. The PHA must process the request if the family reports a change that will result in a reduced family income [HCV GB, p. 12-9].</p> <p>If a family reports a decrease in income from the loss of welfare benefits due to fraud or non-compliance with a welfare agency requirement to participate in an economic self-sufficiency program, the family's share of the rent will not be reduced [24 CFR 5.615]. For more information regarding the requirement to impute welfare income see Chapter 6.</p> <p style="text-align: center;"><u>PHA Policy</u></p> <p>If a family reports a change that was not required to report and that would result in an increase in the family share of the rent, the PHA will note the information in the tenant file, but will not conduct an interim reexamination.</p> <p>Families may report changes in income or expenses at any time. The PHA will not process an interim reexamination decreasing rent due to a loss of employment unless the family provides evidence they have applied for unemployment, <u>CalWorks, and General Relief</u> benefits, <u>as applicable</u>. -Once the family provides this evidence, the PHA will make an interim change, but will require the family to provide verification of <u>the new unemployment</u> benefits immediately once they receive it. The PHA will then conduct a new interim reexamination to include the new <u>unemployment</u> income. This policy also applies if the change is reported as part of a regularly scheduled reexamination.</p>
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CHAPTER 12: TERMINATION OF ASSISTANCE AND TENANCY	
Modified Language: Drug-Related and Violent Criminal Activity [24 CFR 5.100]	
Plan Section: 12-I.E. Mandatory Policies and Other Authorized Terminations	
Description of Change:	<p>HUD allows the AHA to terminate assistance if the AHA determines that any household member is currently engaged in, or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity.</p> <p>AHA would like include a policy where household members would be terminated from receiving assistance if they have been convicted of any criminal sexual conduct towards any victim and if they are subject to any registration requirement under a state sex offender registration program.</p>
	<p><i>Drug-Related and Violent Criminal Activity [24 CFR 5.100]</i></p> <p><i>Drug</i> means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).</p> <p><i>Drug-related criminal activity</i> is defined by HUD as the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug.</p> <p><i>Violent criminal activity</i> means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.</p> <p style="text-align: center;"><u>PHA Policy</u></p> <p>The PHA will terminate a family’s assistance if any household member has violated the family’s obligation not to engage in any drug-related or violent criminal activity, <u>including conviction of any criminal sexual conduct and is currently subject to a registration requirement under a state sex offender registration program</u>, during participation in the HCV program.</p> <p>The PHA will consider all credible evidence, including but not limited to, any police records, convictions of household members related to drug-related or violent criminal activity, and any eviction or notice to evict based on drug-related or violent criminal activity.</p> <p>In making its decision to terminate assistance, the PHA will consider alternatives as described in Section 12-II.C and other factors described in Sections 12-II.D and 12-II.E. Upon consideration of such alternatives and factors, the PHA may, on a case-by-case basis, choose not to terminate assistance.</p>

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CHAPTER 17: PROJECT-BASED VOUCHERS	
Modified Language: Preferences [24 CFR 983.251(d) and FR Notice 01/18/17]	
Plan Section: 17-VI.D. Selection From the Waiting List [24 CFR 983.251(c)]	
Description of Change:	<p>The AHA would like to amend its current “Special Needs Populations” local preference to expand eligibility to a broader population in need of housing.</p> <p>The City of Anaheim operates several city-funded programs that work towards housing individuals and families. These programs specifically target homeless and at risk of becoming homeless families. Rental-assistance to the families in the city-funded programs is limited based on each program’s policies and is not permanent. Currently, only Anaheim-based families that are <i>homeless</i> in any city-funded homeless program qualify for a waiting list preference. The AHA would like to also like to allow Anaheim-based families that are at <i>-risk of becoming homeless</i> in any city-funded homeless program as many of these families would find themselves homeless once the city-funded assistance ends.</p>
New Language:	<p style="text-align: center;">Preferences [24 CFR 983.251(d) and FR Notice 01/18/17]</p> <p><u>PHA Policy</u></p> <p>The PHA will establish a set of preferences for each PBV waiting list to reflect the target population of each PBV project or group of units.</p> <p>The PHA will also provide a selection preference when required by the regulation (e.g., eligible in-place families, qualifying families for “excepted units,” mobility impaired persons for accessible units).</p> <p>The PHA will commit up to 50% of annual new admission vouchers to assist Anaheim-based homeless families who are either:</p> <ul style="list-style-type: none"> i. <u>Homeless and referred</u> by an approved local service provider because they are participating in a local transitional housing program or are receiving other supportive and shelter services from that provider; or ii. Participating in a city-funded homeless <u>or at risk of becoming homeless</u> program and have been referred by the connected service agency. <p>Applicants are still required to meet all eligibility requirements and qualify for the PBV unit that they applied for.</p>

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 consistent with the goal of deconcentrating poverty and to encourage the participation of landlords in the following sections of the AHA's Administrative Plan:

- 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]
- 17-V.B. HAP Contract Requirements
- 17-II.G. Site Selection Standards

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 FY 21-22 AHA Administrative Plan can be accessed on our website:

<http://www.anaheim.net/DocumentCenter/View/38268/AHA-Admin-Plan-FY21-22>

The FY 22-23 AHA Administrative Plan *Draft* can be accessed on our website:

<https://www.anaheim.net/DocumentCenter/View/41279/Admin-Plan-Draft-01-11-22>

B.1 Revision of the PHA Plan Elements**Financial Resources**

Program Name	Vouchers Allocated	CY 2021 Total Funding
Housing Choice Voucher	6,355	\$93,291,684
Mainstream 5	397	\$5,881,027
Family Self-Sufficiency	N/A	\$78,659

B.1 Revision of PHA Plan Elements

Rent Determination 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.

Chapter 6 of AHA's Administrative Plan, "Income And Subsidy Determinations," outlines the agency's policies pertaining to participants' annual income, adjusted income, and calculating their family share and PHA subsidy amounts to determine their ongoing eligibility for the program. The AHA has existing policies that governing rents charged for HCV dwelling units, including minimum rents, voucher family rent contributions, payment standard, and interim reexamination policies.

- **Payment Standards:**
AHA Admin Plan Section 6-III.C. "Applying Payment Standards"
AHA Admin Plan Section 11-III.B. "Changes In Payment Standards and Utility Allowances"
- **Minimum Rent Policies:**
AHA Admin Plan 6-III.A. "Overview of Rent and Subsidy Calculations" and 6-III.B. "Financial Hardships Affecting Minimum Rent"
AHA has a \$50 minimum rent policy and allows for families to request a financial hardship exemption.
- **Voucher family rent contributions:**
AHA Admin Plan Chapter 6 "Income And Subsidy Determinations"
- **Interim Reexamination Policies:**
AHA Admin Plan Chapter 11, Part II "Interim Reexaminations"

The FY 21-22 AHA Administrative Plan can be accessed on our website:

<http://www.anaheim.net/DocumentCenter/View/38268/AHA-Admin-Plan-FY21-22>

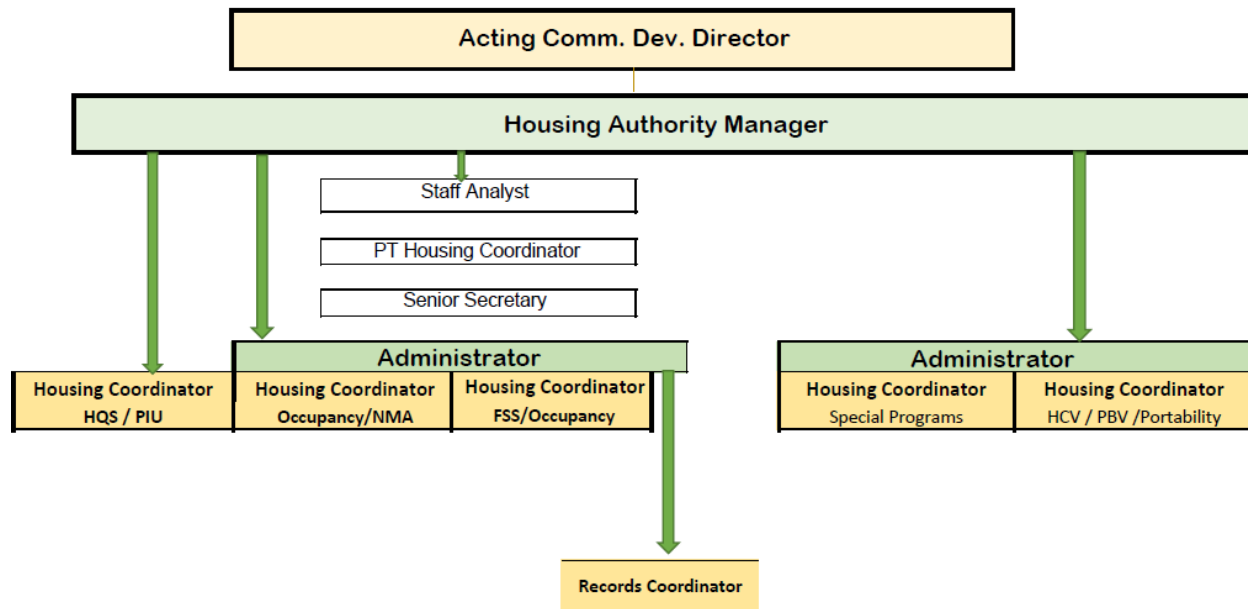
The FY 22-23 AHA Administrative Plan *Draft* can be accessed on our website:

<https://www.anaheim.net/DocumentCenter/View/41279/Admin-Plan-Draft-01-11-22>

B.1 Revision of PHA Plan Elements

Operation and Management

Below is a chart of the Anaheim Housing Authority’s (AHA) management organization:



The AHA Administrative Plan establishes policies for carrying out rental-assistance programs in a manner consistent with HUD requirements and local goals and objectives contained in the PHA’s agency plan.

AHA administers Housing Choice Vouchers and Project-Based Vouchers. The AHA also administers the following types of targeted funding:

- Mainstream for Persons with a Disability- Mainstream vouchers are awarded to disabled families on the HCV waiting list. AHA applies local preferences in determining the order in which Mainstream vouchers are awarded to eligible families.
- Family Unification Program (FUP) – FUP vouchers are awarded to families who are referred to AHA by the Orange County Department of Children Services. AHA applies local preferences in determining the order in which FUP vouchers are awarded to eligible families. As allowed by HUD regulations, when a FUP voucher is vacated, AHA will use the initial FUP voucher to assist families from the regular HCV waiting list.

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- Non-Elderly Disabled (NEDs) Vouchers –NEDs vouchers are awarded to non-elderly disabled families on the HCV waiting list. AHA applies local preferences in determining the order in which NEDs vouchers are awarded to eligible families.
- Emergency Housing Voucher (EHV) - EHV's are issued to individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. EHV's are administered in accordance to the policies in Chapter 16 Part X of the AHA Administrative Plan.
- HUD-Veteran Affairs Supportive Housing (HUD-VASH) - HUD-VASH vouchers are issued to homeless Veterans or a Veteran families and are administered in accordance to the policies in Chapter 16 Part XI of the AHA Administrative Plan.

The FY 21-22 AHA Administrative Plan can be accessed on our website:

<http://www.anaheim.net/DocumentCenter/View/38268/AHA-Admin-Plan-FY21-22>

The FY 22-23 AHA Administrative Plan *Draft* can be accessed on our website:

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B.3 Progress Report

PHA Goal: Expand the supply of assisted housing

During FY 2021-2022, the U.S. Department of Housing and Urban Development (HUD) awarded the Anaheim Housing Authority (AHA) with 278 Emergency Housing Vouchers (EHVs), pursuant to the American Rescue Plan Act of 2021 (P.L. 117-2). AHA accepted the award and began administering the EHVs in May 2021 under the special set of operational requirements as provided in HUD Notice PIH 2021-35. The AHA entered into Memorandums of Understanding with the Orange County Continuum of Care (CoC) and Interval House (a local victim services provider), to receive direct referrals of eligible families in July 2021. To date, AHA has received 263 EHV family referrals and has issued 180 EHVs. Approximately 34 EHV families have leased up, or have already identified a unit and currently are undergoing the lease-up process.

El Verano Apartments is a 100% affordable 54-unit senior rental housing project located at 1248 E. Lincoln Avenue, on the former site of the Sandman Motel. Fifty percent of the units were designated for homeless seniors. This project includes a commitment of 53 Project-Based Section 8 Vouchers from the Anaheim Housing Authority (AHA). The project was completed in November 2020.

Finamore Place Apartment project (Manchester/Orangewood) is 100% affordable 102-unit workforce rental housing project located at 2121 S. Manchester Avenue and 915 E. Orangewood Avenue. The project was successful in receiving a tax credit award in July of 2019. Twenty of the 102 units in the project will be made available to homeless families and the AHA awarded 20 Project-Based Section 8 Vouchers to assist the project. The project is currently under construction and is expected to be completed in May of 2022.

Buena Esperanza Permanent Supportive Housing apartment community (Econo Lodge Motel) is a 100% affordable 70-unit motel conversion project located at 2691 W. La Palma Avenue. Buena Esperanza was successful in receiving a tax credit and bond allocation in October of 2019. The Buena Esperanza provides long-term housing solutions for individuals who are exiting a chronically homeless condition and the AHA provided 49 Project-Based Section 8 Vouchers to assist the project. Buena Esperanza was completed in July 2021.

In December of 2019, the AHA awarded 50 Project-Based Section 8 Vouchers and a \$2 million dollar loan to the Salvation Army's Center of Hope Permanent Supportive Housing project. The Salvation Army's Center of Hope project consists of a total of 72-units and will provide long-term housing solutions for individuals who are exiting a chronically homeless condition. Center of Hope will include 70 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. Center of Hope 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 received a funding award from State HCD, through the County of Orange No Place Like Home Program on June 23, 2021 and a Tax Credit award from the California Tax Credit Allocation Committee on August 11, 2021 to assist with development of the Center of Hope project. Center of Hope is expected to commence construction in February 2022.

Anaheim Midway Apartments (Matrix site) is a 100% affordable 86-unit workforce rental housing project located at 110 W. Midway Drive. Anaheim Midway Apartments was successful in receiving a tax credit award in December of 2021. Eight of the 86 units in the project will be made available to homeless families and the AHA awarded eight Project-Based Section 8 Vouchers to assist the project. Anaheim Midway Apartments is expected to commence construction in February of 2022.

39 Commons II (Beach and Lincoln) is a 100% affordable, 100-unit workforce rental project located at 212 S. Beach Boulevard. The Developer submitted an application for Affordable Housing and Sustainable Communities Program funding (AHSC) in May 2021 and is awaiting notification of the award in January 2022. If awarded, the Developer will submit an application for tax credits with the California Tax Credit Allocation Committee in April 2022. If tax credits are awarded 39 Commons II would commence construction in December 2022.

The AHA continues to actively acquire and assemble property in the City to seek opportunities for the creation of affordable housing. Below is an update for the year 2020-21:

The property known as the Karcher/UEI site is an AHA-owned site recently assembled for the development of a multi-generational affordable housing project. The Karcher/UEI site is located on Harbor Boulevard and West Carl Karcher Way. Staff is currently assessing the development parameters of the site in preparation for an RFP process to seek development proposals.

The site known as Lemon/Santa Ana is comprised of several AHA-owned properties assembled for the development of a workforce affordable rental housing and homeownership project. The Lemon/Santa Ana site (comprised of several non-contiguous parcels) is located on Lemon and Santa Ana Streets. Staff is currently assessing the development parameters of the site in preparation for an RFP process to seek development proposals.

PHA Goal: Improve the quality of assisted housing

The City of Anaheim has continued to seek opportunities to revitalize low-income neighborhoods characterized by substandard living conditions and high call for service, as evidenced in the Avon Dakota and Hermosa Village neighborhoods. Avon Dakota and Hermosa Village consist of multi-phased projects involving the acquisition and rehabilitation of apartment complexes and conversion of market rate units to long term affordable units.

The first phase of the Avon Dakota revitalization project was completed in 2013 and included the acquisition and rehabilitation of 16 units to provide affordable housing for 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 ten 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 also resyndicated in November 2019 to provide the capital to rehabilitate the Project and extend the affordability for an additional 55 years. The Developer was successful in receiving a Tax Credit funding allocation from TCAC and Bonds from the California Debt Limit Allocation Committee (CDLAC) in April of 2020. The Phase II rehabilitation commenced in November 2020 and is expected to be completed in December 2021. All four phases in the Hermosa Village project consist of a total of 521 units.

As part of AHA's neighborhood revitalization efforts, the AHA is utilizing its own land for the development of the El Verano Apartments (Sandman Motel), Finamore Place (Manchester/Orangewood), Anaheim Midway Apartments (Matrix site) and the 39 Commons II (Beach and Lincoln) affordable housing projects.

The AHA does not own the land for the Buena Esperanza (Econo Lodge) or the Salvation Army's Center of Hope Permanent Supportive Housing sites, but provided funding for both projects to assist in the rehabilitation and conversion of the Econo Lodge blighted motel and for the new construction of the 70 unit Center of Hope project. El Verano Apartments (Sandman Motel) was completed in November 2020 and Buena Esperanza (Econo Lodge) Permanent Supportive Housing project was completed in July 2021. Finamore Place (Manchester/Orangewood) is expected to be completed in May 2022. The Anaheim Midway Apartments is expected to start construction in February 2022.

El Verano (Sandman Motel) added 53 units for seniors and homeless seniors, the Buena Esperanza (Econo Lodge) Permanent Supportive Housing created 69 units for homeless individuals and Finamore Place (Manchester/Orangewood) will create 101 new affordable housing units for working families and homeless families for a total of 223 new affordable rental units. The Salvation Army's Center of Hope PSH, the Anaheim Midway (Matrix site) workforce rental housing project and the 39 Commons II workforce rental project, currently in the development pipe-line will add another 254 affordable units to the AHA's affordable housing inventory for a total of 477 affordable units.

PHA Goal: Increase assisted housing choices

The 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), as an effort to increase housing choices 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 2020-2021, AHA enrolled 23 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 to 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. In addition, clients can utilize services from the Orange County Fair Housing Council, with whom the City has a contract with.

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 service provider. In 2020-2021, AHA accepted referrals for up to 50% of its annual new admissions.

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

During FY 2020-2021, the City served 1,237 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 2020-2021, the HAPP program served families. Of the 41 families served, 13 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 2020-2021, the CHIPP program served 40 individuals and as of October 2020 the City expanded the CHIPP program to have capacity to provide homeless services for an additional 40 clients.

C.1 Resident Advisory Board (RAB) Comments

The meeting will take place on Thursday, January 27, 2022.