

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full 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 of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years: 2005-2009

Streamlined Annual Plan for Fiscal Year: 2005

PHA NAME: Anaheim Housing Authority

Elisa Stipkovich, Executive Director

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: *Anaheim Housing Authority*

PHA Number: *CA-104*

PHA Fiscal Year Beginning: (mm/yyyy) *07/2005*

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units: *6,216*
 Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main businessoffice of the PHA
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *Measure: Respond to all Section 8 Existing and Special Purpose NOFAs for which Anaheim Housing Authority is eligible to apply.*
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities: *Measure: The City has initiated an acquisition program to facilitate new construction of for-sale and rental housing. Approximately 62 acres of infill development sites have been acquired and 10 more acres are in escrow or negotiation. The City acquisition costs will total in excess of \$68 million when completed. Development has been initiated on several of these acquisition sites with both affordable and market-rate homes. Three for-sale projects, Cantada Square, Cantada Lane, and The Boulevard, will provide 180 new homes, of which 85 units will be affordable to low- and moderate-income buyers. The City is also negotiating the development of additional affordable and market rate for-sale and rental housing that is anticipated to create over 1,380 new units throughout the community. Over a five-year period, 1,560 homes will be constructed providing a variety of affordable and market rate for-sale and rental homes.*
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score) *Measure: Anaheim Housing Authority (AHA) has a SEMAP score of 95% and intends to maintain or exceed this score over the Five-Year Plan period..*

Increase customer satisfaction: *Measure: Assign one Section 8 caseworker to address frequently asked questions (FAQs) and resolve tenant and landlord concerns; return all phone calls within one business day; continue to consistently and actively assist Section 8 special-program and other difficult-to-place housing clients in locating decent, safe, and suitable housing, continue ongoing outreach efforts with landlords to educate them about the Section 8 programs and to encourage them to rent to Section 8 clientele; continue to conduct all Housing Quality Standard (HQS) inspections within 2 business days of inspection request; designate at least three full-time staff members to provide social services support to Section 8 clients; wherever a disability prevents a Section 8 client from meeting staff at the AHA administrative office, housing staff shall meet the client at the client's home, or mutually convenient location, to conduct AHA-related business; make available to clients a listing of available rental homes and encourage clients to seek housing outside concentrated areas of poverty.*

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) *Measure: Ensure AHA organizational structure is adequate to meet the needs of AHA's clients; continue to conduct all HQS inspections within 2 business days of inspection request.*

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

Seek opportunities to refurbish low-income neighborhoods characterized by absentee landlords, substandard living conditions, and high crime. Measure:

- 1) Work with private sector to acquire, rehabilitate, and provide professional on-site management in multi-family housing;*
- 2) Work cooperatively with public safety personnel to eliminate criminal element;*
- 3) Work with parks and recreation staff to provide adequate green space and recreation/community service activities for youth of low-income households;*
- 4) Place affordable covenants on developments to ensure long-term affordable housing opportunities and to minimize displacement;*
- 5) Encourage participation in City's multi-family interest subsidy write-down program. This program provides low-interest loans to owners of multi-family housing located in areas of the City with a comprehensive neighborhood plan.*

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling: *Measure: Provide mobility counseling at every Section 8 briefing and when tenant participants inquire.*

Conduct outreach efforts to potential voucher landlords
Measure: Potential voucher landlords will be reached by press release, newspaper ads, brochures, newsletters and spot announcements on local radio and local television channels (when possible). The Housing Coordinators and Housing Specialists will make personal contact with real estate property managers and owners who control residential rental property.

Increase voucher payment standards

Implement voucher homeownership program: *Measure: Assist 4-5 families per year.*

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

Expand housing opportunities for low/very low-income households and the handicapped/disabled. Measure: Survey Section 8 landlords to establish an inventory of units that are accessible to the handicapped/disabled. AHA, as a Housing Counseling Agency, strives to increase housing choice by: 1) educating tenants and prospective owners about housing availability in Anaheim; 2) educating tenants about the meaning of being a desirable neighbor (i.e., following the established rules of any given apartment complex; good housekeeping practices; the importance of paying one's share of the rent consistently and on a timely basis). Tenants are advised that if they establish a good reputation as a desirable occupant, their housing choices will be greatly expanded.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

The City's Housing Element Update for 1998-2005 indicated that the City needed to construct 11,508 new units during the five-year period covered by the Housing Element. During that five-year period, 2,489 units were constructed leaving an unmet need of 9,019 units, which are broken down by income level below. Please note that preparation of the City's Housing Element Update for 2005-2010 has been delayed by the State of California, so updated housing construction goals for 2005-2010 are not yet available.

<i>Housing for very-low income:</i>	<i>2,425 units</i>
<i>Housing for low-income:</i>	<i>1,427 units</i>
<i>Housing for moderate-income:</i>	<i>2,372 units</i>
<i>Housing for above-moderate-income</i>	<i><u>2,795 units</u></i>
<i>Total</i>	<i>9,019 units</i>

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households. *Measure: Enroll a total of 23 Section 8 participants in the Family Self-Sufficiency (FSS) Program to meet AHA's minimum program size of 170 (147 families are currently enrolled); work closely with local welfare agencies to coordinate the delivery of needed services to all Section 8 special program participants. FSS Coordinators will provide adequate case management to FSS participants to ensure they have the supportive services necessary to achieve self-sufficiency. One FSS Coordinator has been added to work out of the Community Development Department's Workforce Investment Act (WIA) Office to assist FSS participants in assessing educational/job training needs, job training placement, resume preparation assistance and job placement.*

Objectives:

- Increase the number and percentage of employed persons in assisted families: *Measure: Encourage participation in the Section 8 FSS Program by Section 8 tenants.*
- Provide or attract supportive services to improve assistance recipients' employability: *Measure: Work with the Workforce Investment Act (WIA) office in Anaheim to obtain job training/job coaching assistance necessary for Section 8 tenants to become gainfully employed.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Measure: Continue to work with the following agencies for the provision of supportive services to the disabled: Orange County (OC) Mental Health Association, OC County Healthcare Agency, OC Alcohol Abuse Services, Anaheim Drug Abuse Services, OC Social Services Agency (SSA) and Dayle McIntosh Center for the Disabled. Continue to work with the following agencies for provision of supportive services to the elderly: OC Area Agency on Aging, OC SSA – Adult Protective Services, and Anaheim Senior Citizens' Center.*
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 Objectives:
 Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *Measure: Enter into and maintain a contract with the OC Fair Housing Council to: ensure*

City staff, landlords and tenants are educated about fair housing law, provide landlord/tenant dispute mediation services, investigate and respond to allegations of fair housing violations, complete an updated housing impediments analysis to enable the City to address and resolve fair housing problems.

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *Measure: Work with the Mental Health Association of Orange County and Dayle McIntosh Center for the Disabled to locate suitable housing for the mentally and physically disabled; work with the City Building Division to enforce American Disability Act (ADA) requirements.*
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Expand the continuum of care to assist the homeless population in Anaheim through the following activities. Measures:

- 1) Continue to provide assistance to emergency and transitional housing shelters with Emergency Shelter Grant (ESG) funds*
- 2) Continue to set-aside 91 Section 8 vouchers for the homeless*
- 3) Continue the One-Time Rental Assistance Payments Program (OTRAPP) to provide move-in costs (security deposits, utility hookup fees) to two population groups:
 - a) Homeless families who have sufficient income to pay the monthly rent for permanent housing, but lack the funds necessary to pay the “upfront” costs of renting (e.g., first and last month’s rent, security deposit, etc.); and*
 - b) Families who are “at risk” of becoming homeless; they currently reside in permanent housing but due to a one-time extenuating circumstance, such as a medical bill, they are unable to pay their rent. Their financial situation is such that by receiving one-time rental assistance, they are saved from possible homelessness.**

OTRAPP is an extremely successful program; it has saved 879 families from homelessness since its inception in 1990. This program is a very cost efficient homeless prevention program; it is much more economical to maintain a family in permanent housing than to provide the financial assistance and the wide range of services necessary to transition a family from homelessness to permanent housing. This program is funded with ESG funds.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

Page

13	1. Housing Needs
27	2. Financial Resources
28	3. Policies on Eligibility, Selection and Admissions
37	4. Rent Determination Policies
N/A	5. Capital Improvements Needs
N/A	6. Demolition and Disposition
42	7. Homeownership
44	8. Civil Rights Certifications (included with PHA Certifications of Compliance)
44	9. Additional Information
	a. PHA Progress on Meeting 5-Year Mission and Goals
	b. Criteria for Substantial Deviations and Significant Amendments
	c. Other Information Requested by HUD
	i. Resident Advisory Board Membership and Consultation Process
	ii. Resident Membership on the PHA Governing Board
	iii. PHA Statement of Consistency with Consolidated Plan
	iv. (Reserved)
67	10. Project-Based Voucher Program
67	11. Supporting Documents Available for Review
N/A	12. FY 20__ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
N/A	13. Capital Fund Program 5-Year Action Plan
	14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

Anaheim Housing Authority (AHA) was established in 1975, and is part of the Community Development Department of the City of Anaheim. AHA is governed by a five-member board, which also acts as the Anaheim City Council. AHA currently has 6,216 Section 8 Tenant-Based Assistance vouchers. AHA does not own or operate any public housing units. Because AHA administers a tenant-based Section 8 program and AHA has no public housing units, AHA is required to prepare a "Streamlined" Public Housing Agency Plan instead of the more extensive "regular" plan. The following is a summary of the information contained in AHA's Annual Plan.

AHA currently has 18,055 families on its waiting list for Section 8 rental assistance. In addition to its Federally-funded rental assistance programs, the Community Development Department also operates several local affordable rental housing programs (Senior Ordinance, Low-Income Housing Tax Credits, bond financing, Developer Incentives, Affordable Multiple Family Ordinance and Density Bonus Programs) which provide incentives to developers to build affordable rental housing. Households living in these developments with annual incomes at or below 80% of median family income (MFI) qualify for below market rents. The Department also operates a homeownership assistance program using HOME funds, State funds, private sector funds and local Redevelopment Set-Aside funds, that provide homeownership assistance loans to families with incomes from 50% to 120% of MFI, depending upon the funding source.

The Community Development Department also utilizes federal funds to address the housing needs of its residents: HOME funds (for homeownership assistance, tenant-based rental assistance and acquisition/rehabilitation of multifamily housing); CDBG funds (for interest write-down loans for rehabilitation of single family and multi-family housing and the development of affordable housing through land write-downs); and ESG funds (for emergency/transitional housing assistance and homeless prevention/intervention services).

The City/Housing Authority works with the private sector to leverage public/private funds to rehabilitate blighted neighborhoods and to create additional affordable housing opportunities. A major joint effort, that commenced in 1999 and is still underway, is the rehabilitation of the Jeffrey-Lynne neighborhood, a low-income neighborhood consisting of 726 apartment units on 108 parcels in need of rehabilitation. The following funding sources were utilized in completing Phase I of this project: \$4,800,000 in Community Development Block Grant (CDBG)/HOME funds; \$1,000,000 in Housing Authority funds; \$1,650,000 in California Housing Finance Agency (CHFA) funds; \$2,000,000 in local funds; \$6,100,000 in Redevelopment Set-Aside funds; \$27,200,000 in developer equity/ tax credits; and \$10,550,000 in private funds (total project cost: \$53,300,000). Phase I of this project, which was completed in January 2002, resulted in the property acquisition and rehabilitation of 309 units, privatization of several streets, and professional onsite management. The project includes the following amenities: three tot lots, open play areas, a swimming pool, security gates, barbecue and sitting areas, 90 additional parking spaces, and additional green space throughout the project. An

11,000 square foot community center was built, and includes five offices, three classrooms, a computer lab equipped with 25 computer stations, a multimedia room, a counseling office, career resources center, and an activity room. The Center houses programs, such as “English as a Second Language” (ESL) classes, computer classes, a year-round lunch program, food distribution program, on-site health clinic, after school tutoring, career development and job training, and summer camp scholarships. Hope Through Housing, a nonprofit foundation, is the onsite administrator for the community center. In addition, unit renovations included adding private decks and patios, new stairs, storage closets, awnings, windows, landscaping, flooring, plumbing fixtures, appliances, cabinets, roofs, and window coverings. Phase II of the project commenced in FY 2003, was completed in January 2005, and resulted in the creation of 112 affordable units. The Redevelopment Agency provided a loan of \$5.5 million in Housing Set-Aside funds. The developer applied for and received Low-Income Housing Tax Credits that will assist in maintaining affordability on all of the units for 55 years. Staff also worked with the developer to close several streets in the neighborhood to through traffic, and developed an open space/plaza for residents’ use. The open space includes a play area, green space and picnic areas. Phase III of the project recently commenced. Funding for Phase III includes a loan from the Redevelopment Agency for \$7.5 million in Redevelopment Housing Set-Aside funds and will result in the creation of 131 affordable units. The developer is also applying for Low-Income Housing Tax Credits.

The City has also initiated an acquisition program to facilitate new construction of for-sale and rental housing. Approximately 62 acres of infill development sites have been acquired and 10 more acres are in escrow or negotiation. The City acquisition costs will total in excess of \$68 million when completed. Development has been initiated on several of these acquisition sites with both affordable and market-rate homes. Three for-sale projects, Cantada Square, Cantada Lane and The Boulevard, will provide 180 new homes, of which 85 units will be affordable to low- and moderate-income buyers. The City is also negotiating the development of additional affordable and market rate for-sale and rental housing that is anticipated to create over 1,380 new units throughout the community. Over a five-year period, 1,560 homes will be constructed providing a variety of affordable and market rate for-sale and rental homes.

As stated above, AHA is part of the Community Development Department of the City of Anaheim. There is considerable coordination among the staff who work on both Housing Authority Programs and other Community Development Programs. Staff members from each division of the Department are encouraged to work interactively with one another to ensure a coordinated system of service. As a result, Community Development Department staff are quite familiar with the various housing programs offered throughout the City and can ensure that clients are slotted into the most appropriate set of housing and supportive services programs. This also results in good long-range planning for all programs housed in the Department, as well as prevention of duplication of programs/ services.

AHA actively participated in the Consolidated Plan Document (CPD) development process for the 2000-2005 CPD and is currently participating in the development of the 2005-2010 CPD. As discussed above, there is much overlap in the staff working on AHA programs and Community Development programs -- AHA staff works with other Community Development staff in

developing the CPD. This results in the inclusion of programs in the CPD that adequately address the housing needs of low- and very low-income families. This also ensures a PHA Plan that is consistent with the CPD, as many of the same staff are involved in preparing both documents. Likewise, AHA staff also prepared the 1998-2005 Housing Element Update, which is one of seven elements of the City's General Plan and addresses how the City will achieve a jobs/housing balance for all income levels within its boundaries.

To meet the needs of its low- and very low-income residents, AHA plans to pursue additional Section 8 units should they become available; as well as to pursue housing resources other than Section 8 tenant-based assistance.

To assist low- and very low-income elderly residents, AHA will apply for special purpose vouchers targeted to the elderly, should they become available; and continue to refer elderly residents in need of housing to senior rental housing developments that were constructed through the City's Affordable Development Programs.

To assist low- and very low-income disabled residents; AHA will apply for special-purpose vouchers targeted to families with disabilities, should they become available. AHA currently administers 300 vouchers under the Section 8 Mainstream Housing Opportunities Program for the Disabled. AHA will continue to affirmatively market to local nonprofit agencies that assist families with disabilities to ensure that disabled families obtain suitable housing and the supportive services they need to maintain an independent lifestyle.

AHA plans to maintain or increase Section 8 lease-up rates by maintaining a sufficient payment standard that enables families to rent throughout the City. AHA will also undertake measures to ensure access to affordable housing among families assisted by AHA, regardless of the unit size required. AHA will maintain, and hopefully increase, Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority concentration and poverty.

As part of AHA's overall effort to encourage families to become employed, AHA is working closely with the local welfare agency, as well as the local Workforce Investment Act (WIA) Agency (previously called JTPA) to assist its clients in obtaining suitable employment and the supportive services they require to become self-sufficient. The local WIA agency is part of the Community Development Department, and both AHA and WIA staff work closely together in coordinating the adequate provision of housing/job training/supportive services to Family Self-Sufficiency (FSS) clients. In FY 2004, AHA received \$123,548 in FSS Coordinator funding and has received a total of \$565,955 since the FSS Coordinator Program's inception. The FSS Coordinator coordinates the delivery of the supportive services that FSS clients need to achieve self-sufficiency, as well as provides case management services to assist FSS participants in completing their Contract of Participation.

In December 1998, AHA was designated as a HUD-approved Local Housing Counseling Agency (LHCA). The objective of the LHCA is to provide comprehensive housing counseling, education, and outreach to potential renters, homebuyers and homeowners. LHCA's educate renters on their rights, and assist low- or moderate-income renters in obtaining adequate rental housing;

provide outreach and education to potential homeowners; educate homeowners about the responsibilities of homeownership; and assist existing homeowners in dealing with default and foreclosure. There are three Housing Counseling Agencies in the County of Orange: 1) Consumer Credit Counseling; 2) Fair Housing Council of Orange County; and 3) AHA. Of these three agencies, AHA is the only agency in the unique position of providing standard housing counseling services and rental subsidy/homeownership assistance to its clientele. AHA's comprehensive housing services together with the job training services provided by the City's WIA staff enable the Community Development Department to offer a "one-stop" shopping approach to its clientele.

Staff operating these programs work together to ensure that clients receive all of the services they need in the most convenient manner possible. The overall goal is to provide high quality services to low-income clientele by eliminating the "run around" experience government agencies notoriously impose on the citizens they serve. AHA's intention is to make the "bureaucratic" process of government as streamlined as possible, such that its clients do not fail to have their needs met due to feelings of overwhelming frustration with government process and procedures.

In cases where rental program clients graduate from job training programs and reach economic self-sufficiency, AHA refers them to the Community Development Department's homeownership assistance program so that these clients are ultimately able to achieve the "American Dream". This is another example of how AHA's unique placement within the City's Community Development Department encourages a coordinated delivery of services. This method of service delivery is highly effective because, unlike most public-housing agencies, AHA falls under the City's organizational structure, as opposed to existing as a stand-alone entity.

To increase awareness of AHA's resources among families of races and ethnicities with disproportionate needs, AHA will continue to affirmatively market its programs to those families. AHA works closely with the Orange County Fair Housing Council to ensure its participants are educated regarding their fair housing rights, and receive legal assistance and advice should they encounter housing discrimination. To affirmatively further fair housing, AHA will continue to counsel Section 8 tenants as to the location of units outside areas of poverty or minority concentration and assist them in locating those units. AHA will also market its Section 8 Program to owners outside areas of poverty/minority concentration.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	18,055*		3,466
Extremely low income <=30% AMI	14,514	80%	
Very low income (>30% but <=50% AMI)	3,076	17%	
Low income (>50% but <80% AMI)	431	2%	
Families with children	9,314	52%	
Elderly families	3,356	19%	
Families with Disabilities	5,029	28%	
Race/ethnicity (White)	11,789	65%	
Race/ethnicity (Black)	1,722	10%	
Race/ethnicity (Amer. Ind.)	187	1%	
Race/ethnicity (Asian/Pacific Islander)	4,357	24%	
Characteristics by Bedroom Size (Public Housing Only)			
	<i>Exempt – Section 8 only PHA</i>		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

* Of the 18,055 applicant on the waiting list, 7,764 applicants live or work in Anaheim

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

AHA currently has 18,055 families on its waiting list for Section 8 rental assistance.

In addition to its Federally-funded rental assistance programs, the Community Development Department operates the following affordable housing development programs which offers financial, zoning and other incentives to developers to offset the costs associated with the construction of affordable rental and homeownership housing. The following is a description of these programs.

AFFORDABLE HOUSING DEVELOPMENT

Acquisition and New Construction:

The City has initiated an acquisition program to facilitate new construction of for-sale and rental housing. Approximately 62 acres of infill development sites have been acquired and 10 more acres are in escrow or negotiation. The City acquisition costs will total in excess of \$68 million when completed. Development has been initiated on several of these acquisition sites with both affordable and market-rate homes. Three for-sale projects, Cantada Square, Cantada Lane and The Boulevard, will provide 180 new homes, of which 85 units will be affordable to low- and moderate-income buyers. The City is also negotiating the development of additional affordable and market rate for-sale and rental housing that is anticipated to create over 1,380 new units throughout the community. Over a five-year period, 1,560 homes will be constructed providing a variety of affordable and market rate for-sale and rental homes.

Jeffrey-Lynne Neighborhood Revitalization: *The Jeffrey-Lynne neighborhood consists of approximately 31 acres of medium-density, multi-family residential housing bounded by Cerritos Avenue to the north, Southern California Edison property to the south, Ninth Street to the west, and Walnut Street to the east.*

The City of Anaheim is concerned about the quality of life for its residents, both in and around the area, and is dedicated to improving the long-term quality of living in the City. The problems found in Jeffrey-Lynne are similar to those in other low-income neighborhoods. Particular physical design elements prevalent in the project boundaries have contributed to the deterioration of the Jeffrey-Lynne neighborhood. Existing conditions included overcrowding, unrestricted vehicular access to the area, inadequate parking, lack of usable open space for children and adults, and safety and security problems. These factors, as well as management problems, contributed to the general decay of the area and concurrent social and criminal problems.

On June 16, 1998, the Anaheim City Council entered into an agreement with the Related Companies of California and Southern California Housing Development Corporation (the HOME Program Community Housing Development Organization [CHDO]) to undertake a joint planning effort with staff to schedule and coordinate community meetings with both the property owners and residents, conduct surveys, evaluate physical conditions and improvements needed for the area, determine social program needs, and prepare financial analyses and phasing plans. The following funding sources were utilized in completing Phase I of this project: \$4,800,000 in Community Development Block Grant (CDBG)/HOME funds; \$1,000,000 in Housing Authority funds; \$1,650,000 in California Housing Finance Agency (CHFA) funds; \$2,000,000 in local funds; \$6,100,000 in Redevelopment Set-Aside funds; \$27,200,000 in developer equity/ tax credits; and \$10,550,000 in private funds (total project cost: \$53,300,000). This planning effort culminated in early Summer 2000, with the beginning of construction on this project. Phase I of this project resulted in the substantial rehabilitation of 309

housing units. The affordable units will be affordable for a term of 55 years. Phase I of the project was completed in January 2002 and includes the following amenities: three tot lots, open play areas, a swimming pool, security gates, barbecue and sitting areas, 90 additional parking spaces, and additional green space throughout the project. An 11,000 square foot community center was built, and includes five offices, three classrooms, a computer lab equipped with 25 computer stations, a multimedia room, a counseling office, career resources center, and an activity room. The Center houses programs such as “English as a Second Language” (ESL) classes, computer classes, a year-round lunch program, food distribution program, on-site health clinic, after school tutoring, career development and job training, and summer camp scholarships. Hope Through Housing, a nonprofit foundation, is the onsite administrator for the community center. In addition, unit renovations included adding private decks and patios, new stairs, storage closets, awnings, windows, landscaping, flooring, plumbing fixtures, appliances, cabinets, roofs, and window coverings. Phase II of the project commenced in FY 2003 and was completed in January 2005 and resulted in the creation of 112 affordable units. The Redevelopment Agency provided a loan of \$5.5 million in Housing Set-Aside funds. The developer applied for and received Low-Income Housing Tax Credits that will assist in maintaining affordability on all of the units for 55 years. Staff also worked with the developer to close several streets in the neighborhood to through traffic, and developed an open space/plaza for residents’ use. The open space includes a play area, green space and picnic areas. Phase III of the project recently commenced and will result in the creation of 131 affordable units. Funding for Phase III includes a loan from the Redevelopment Agency for \$7.5 million in Redevelopment Housing Set-Aside funds. The developer is also applying for Low-Income Housing Tax Credits.

Developer Incentives Program: To promote housing development, the Community Development Department may provide incentives to developers to offset increased costs associated with affordable housing programs requirements and include the following:

- *Fund development fees:* Under this program the Department may pay some or all fees related to the development of housing units, including plan check, utility hook-up, park and recreation, school, fire and any other development related fees.
- *Write-down land costs to developers:* The Department may purchase property and then resell it to a developer at a price less than market value, based upon highest and best use, but constituting “reuse value based upon affordable requirements”. The write-down of land costs makes it possible to establish sales prices or rental rates that are affordable to low-income groups. This approach can be used for single-family, condominium and multifamily developments.
- *Lease of Authority/Agency owned property:* The Department may lease Authority/Agency owned properties to developers (or other individuals) interested in creating multifamily housing. Lease rates would be low in order to allow affordable rental rates.

- *Pre-development loans/grants: Funding for site planning and engineering, and environmental services as necessary to develop affordable housing.*
- *Provide off-site improvements: The Department may provide assistance to developers in funding off-site improvements on affordable housing projects in accordance with California Health and Safety Code, Section 33334.2(e)(2). The developers will construct the housing development, and the Department will subsidize part or all costs associated with streets, utility systems, and drainage improvements. The subsidy could take the form of defraying all or a portion of assessments where an improvement district is established to fund the improvements. For these techniques to be utilized, there must be a direct connection between the public improvements and the provision of affordable deed restricted housing.*
- *Subsidize interest rates: The Department may assist in the provision of loans at below market interest rates. This can be accomplished through community lenders who are willing to offer lower mortgage interest rates through a City financial subsidy of the interest differential between market and affordable rates. The Housing Authority/Redevelopment Agency may additionally issue tax exempt mortgage bonds for first-time homebuyers at lower than market interest rates.*
- *Development review process: Continue to review, evaluate and revise the development review process to minimize delays or unnecessary requirements that can lead to higher development costs. Develop a streamlined process for housing projects.*
- *“Extra” Density Bonus: Densities above the level permitted under density bonus law should be considered if a developer or owner agrees to produce higher percentages of affordable units, particularly at the very low-income level.*
- *Bond Financing: Where appropriate, the Housing Authority/Redevelopment Agency may support bond financing of projects when: (a) the financing is “conduit financing”, with no payment obligation or guarantee by the Authority/Agency/City; (b) the developer obtains credit support; (c) an investment-quality rating is obtained for the bonds or the bonds are otherwise determined by the Authority/Agency financial advisors to be of a high quality; (d) a cost-saving for the project is effected; and (e) the project would substantially further the achievement of the goals of the CPD, and particularly would provide additional affordable units.*
- *Tax Credits: Where appropriate, the Department should support the use of Tax Credits. This technique, as well as tax-exempt bond financing, can create a financial incentive for long-term developer compliance with housing affordability restrictions.*

Affordable Multiple Family Ordinance:

The City adopted an Affordable Multiple Family Housing Developments Ordinance during FY 2003-04. The ordinance provides developers with incentives to construct multiple family rental projects. In exchange for development incentives that would modify development standards, thereby reducing costs, developers must provide a minimum of 10 percent of the project units at rents affordable to very low-income families (at or below 50% of the HUD area median income).

General Plan Update:

The City's General Plan underwent a comprehensive update in 2004 that addressed a wide range of subjects, and provided goals and policies that will guide future development in the City. In addition, the Housing Element Update, which is a component of the General Plan, set policies and proposals for the improvement of and provision of adequate sites for housing to meet the needs of all economic segments of the community. The City's Zoning Code was updated in tandem with the General Plan Update. The purpose of the Zoning Code is to promote the growth of Anaheim in an orderly manner, and to promote and protect the public health, safety, peace, comfort, and general welfare of residents in conformance with the General Plan.

The Community Development Department also utilizes federal funds to address the housing needs of its residents: HOME funds (for homeownership assistance, tenant-based rental assistance and acquisition/rehabilitation of multifamily housing), CDBG funds (for interest write-down loans for rehabilitation of single family and multi-family housing and the development of affordable housing through land write-downs), and ESG funds (for emergency/transitional housing assistance and homeless prevention/intervention services).

AHA is part of the Community Development Department of the City of Anaheim. There is considerable overlap among the staff who work on both Housing Authority Programs and Community Development Programs. Staff members from each division of the Department are encouraged to work interactively with one another to ensure a coordinated system of service. As a result, Community Development Department staff are quite familiar with the various housing programs offered throughout the City and can ensure that clients are slotted into the most appropriate set of housing and supportive services programs. This also results in good long-range planning for all programs housed in the Department, as well as prevention of duplication of programs/ services.

AHA actively participated in the Consolidated Plan Document (CPD) development process for the 2000-2005 CPD and is currently participating in the development of the 2005-2010 CPD. As discussed above, there is much overlap in the staff working on AHA programs and Community Development programs -- AHA staff works with other Community Development staff in developing the CPD. This will result in the inclusion of programs in the CPD that will adequately address the housing needs of low- and very low-income families. This will also ensure a PHA Plan that is consistent with the CPD, as many of the same staff are involved in

preparing both documents. Likewise, AHA staff prepared the 1998-2005 Housing Element Update, which is one of seven elements of the City's General Plan and addresses how the City will achieve a jobs/housing balance for all income levels within its boundaries.

To meet the needs of its low- and very low-income residents, AHA plans to pursue additional Section 8 units should they become available; as well as to pursue housing resources other than Section 8 tenant-based assistance.

To assist low- and very low-income elderly residents, AHA will apply for special purpose vouchers targeted to the elderly, should they become available; and continue to refer elderly residents in need of housing to senior rental housing developments that were constructed through the City's Affordable Development Programs.

To assist low- and very low-income income disabled residents; AHA will apply for special-purpose vouchers targeted to families with disabilities, should they become available. AHA currently administers 300 vouchers under the Section 8 Mainstream Housing Opportunities Program for the Disabled. AHA will continue to affirmatively market to local nonprofit agencies that assist families with disabilities to ensure that disabled families obtain suitable housing and the supportive services they need to maintain an independent lifestyle.

AHA plans to maintain or increase Section 8 lease-up rates by maintaining a sufficient payment standard that enables families to rent throughout the City. AHA will also undertake measures to ensure access to affordable housing among families assisted by AHA, regardless of the unit size required. AHA will maintain, and hopefully increase, Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority concentration and poverty.

As part of AHA's overall effort to encourage families to become employed, AHA is working closely with the local welfare agency, as well as the local Workforce Investment Act (WIA) agency (previously called JTPA) to assist its clients in obtaining suitable employment and the supportive services they require to become self-sufficient. The local WIA agency is part of the Community Development Department, and both AHA and WIA staff work closely together in coordinating the adequate provision of housing/job training/supportive services to Family Self-Sufficiency (FSS) clients. AHA has participated in the Section 8 FSS Coordinator Program since 1999. The FSS Coordinator coordinates the delivery of the supportive services that FSS clients need to achieve self-sufficiency, as well as provides case management services to assist FSS participants in completing their Contract of Participation. In FY 2004, AHA received \$123,548 to continue funding two FSS Coordinators and has received a total of \$565,955 since initially applying for the program in 1999.

In December 1998, AHA was designated as a HUD-approved Local Housing Counseling Agency (LHCA). The objective of the LHCA is to provide comprehensive housing counseling, education, and outreach to potential renters, homebuyers and homeowners. LHCA's educate renters on their rights, and assist low- or moderate-income renters in obtaining adequate rental housing; provide outreach and education to potential homeowners; educate homeowners about the responsibilities of homeownership; and assist existing homeowners in dealing with default and

foreclosure. There are three Housing Counseling Agencies in the County of Orange: 1) Consumer Credit Counseling; 2) Fair Housing Council of Orange County; and 3) AHA. Of these three agencies, AHA is the only agency in the unique position of providing standard housing counseling services, rental subsidy and homebuyer assistance to its clientele. AHA's comprehensive housing services together with the job training services provided by the City's WIA staff enables the Community Development Department to offer a "one-stop" shopping approach to its clientele.

Staff operating these programs work together to ensure that clients receive all of the services they need in the most convenient manner possible. The overall goal is to provide high quality services to low-income clientele by eliminating the "run around" experience government agencies notoriously impose on the citizens they serve. AHA's intention is to make the "bureaucratic" process of government as stream-lined as possible, such that its clients do not fail to have their needs met due to feelings of overwhelming frustration with government process and procedures.

In cases where rental program clients graduate from job training programs and reach economic self-sufficiency, AHA refers them to the Community Development Department's homeownership assistance program so that these clients are ultimately able to achieve the "American Dream". The Community Development Department currently operates the following homeownership programs:

HOMEOWNERSHIP OPPORTUNITIES

The City of Anaheim is a leader in the Southland in assisting renter households, who live or work in the City, to become homeowners. Since 1990, the City has offered several programs for homeownership opportunities as follows:

Second Mortgage Assistance Program (SMAP): This program is funded by local Redevelopment Housing Set-aside Funds. From July 1, 1990 through January 31, 2005, the City has given financial assistance to 481 households to assist them in purchasing a home.

Under the SMAP program, the City offers low interest loans in the form of "silent" second mortgages: the homebuyer makes no monthly payments on the principal or interest on this loan – it is fully deferred for a term of 30 years or until sale or change of title. Other features:

- *Income limits: Up to 120% of median family income (MFI) adjusted for household size*
- *Preference: Live or work in the City of Anaheim*
- *Loan amount: 15% of purchase price, not to exceed \$35,000*
- *Interest rate: 5% simple interest*
- *Term of loan: 30 years*
- *Payments: No monthly payments*
- *Buyer downpayment: 3% of purchase price plus closing costs*
- *Need not be a first time homebuyer, but cannot have an ownership interest in a property at time of application.*

HOME Program: This is a federally funded program. From July 1, 1993 through January 31, 2005, 159 HOME loans have been made. Like the SMAP program, the HOME program offers low interest loans in the form of “silent” second mortgages: the homebuyer makes no monthly payments on the principal or interest on the loan – it is fully deferred for a term of 30 years or until sale or change of title. Other features:

- Income limit: Up to 80% of MFI adjusted for household size
- Program area: Offered City-wide
- Preference: Live or work in the City of Anaheim.
- Loan amount: 20% of purchase, not to exceed \$50,000
- Interest rate: 3% simple
- Term of loan: 30 years
- Payment: no monthly payments
- Buyer downpayment: 3% of purchase price plus closing costs
- Maximum purchase price: \$312,895
- Need to be a first time homebuyer, cannot have HCD ownership interest in the previous three years at time of application.

American Dream Downpayment Initiative (ADDI): Funded under the federal HOME Program, ADDI aims to increase the homeownership rate, especially among lower-income and minority households, and to revitalize and stabilize communities. Other features:

- Income limits: up to 80% of HUD median family income, adjusted for household size.
- Preference: Live or work in the City of Anaheim
- Program area: City-wide
- Loan amount: Greater of \$10,000 or 6% of purchase price
- Interest rate: 3% simple interest
- Term of loan: 30 years or until sale or change of title
- Payments: No monthly payments
- Buyer downpayment: 3% of purchase price plus closing costs
- Need to be a first-time homebuyer and cannot have owned a home in the previous three years at the time of application.

Housing Enabled by Local Partnerships (HELP) Program: A program funded by the California Housing Finance Authority (Cal HFA). The City received \$1.8 million under this program that offers loans up to \$25,000 to homebuyers earning less than 80 percent of MFI. Loans are provided at 3 percent simple interest, fully deferred for ten years. As of January 31, 2005, 16 households have been assisted under this program

Affordable Housing Program (AHP): A program funded by the Federal Home Loan Bank to provide gap financing to affordable housing programs and projects to assist lower-income (earning less than 80% of MFI) households. The City received \$300,000 under this program, and these funds will be available as additional downpayment assistance for lower-income homebuyers who are purchasing a home in the Brookfield Homes projects (Cantada Square and

Cantada Lane), or the John Laing Homes project (The Boulevard). As of January 31, 2005, three households have been assisted under this program.

CalHome Program: A program funded by the State of California Housing and Community Development Department (HCD). Anaheim Housing Authority was awarded \$500,000 under this program to assist lower-income (earning less than 80% of MFI) households with loans of up to \$25,000. Loans are provided at 3 percent interest for a 30-year loan term.

Equity Participation Assistance Loan (EPAL) Program: The Anaheim Redevelopment Agency (ARA) has designated \$1 million from Housing Set-Aside funds for the EPAL Program. This program is available for low/moderate income households (at or below 120% of MFI) to purchase a new home in the Brookfield and Laing developments only. The maximum loan amount is \$35,000 with a loan term of 45 years. The interest rate is 0% for the first 5 years, and increases to 5% during years 6-45. After year 5, the ARA annually reviews the household's ability to make interest only loan payments. The program contains a 45-year affordability covenant with resale restrictions that require the property to be sold at a sale price affordable to another low/moderate income household. The ARA will participate in the property's equity if the sale of the property does not satisfy the covenant's requirements. The loan requires payment in full at maturity, sale of the property, title transfer, or non-owner occupancy. As of January 31, 2005, 20 households have been assisted under this program.

Mortgage Credit Certificate Program: This is a Federally-funded program that is administered by the State. The State offers Mortgage Credit Certificates through an annual application process, which allows first-time homebuyers a credit on their federal income tax up to 15% of the mortgage interest, paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the mortgage remains as an income tax deduction. This savings can be realized on a monthly basis by adjusting the exemptions of a buyer's W-4 form. This tax credit may be offered in conjunction with the Second Mortgage Assistance Program (SMAP).

Police Residence Assistance Program: This program was designed to encourage Anaheim police officers to reside in Anaheim by providing financial assistance of a one-time, no interest, forgivable loan by the City, from the City's General Fund, to be used toward the purchase of a principal residence within the City of Anaheim. The maximum loan amount is \$10,000, and the loan is reduced at the rate of \$1,000 per year and forgiven in 10 years, so long as the police officer remains on active status with the Anaheim Police Department, and the property remains as the principal residence. Income limits do not apply. Since the program's inception in August 1995 through January 31, 2004, 78 police officer families have benefited from this program by purchasing a home in Anaheim.

These program descriptions give additional examples of how AHA's unique placement within the City's Community Development Department encourages a coordinated delivery of services. This method of service delivery is highly effective because, unlike most public-housing agencies, AHA falls under the City's organizational structure, as opposed to existing as a stand-alone entity.

To increase awareness of AHA's resources among families of races and ethnicities with

disproportionate needs, AHA will continue to affirmatively market its programs to those families. AHA works closely with the Orange County Fair Housing Council to ensure its participants are educated regarding their fair housing rights, and receive legal assistance and advice should they encounter housing discrimination. To affirmatively further fair housing, AHA will continue to counsel Section 8 tenants as to the location of units outside areas of poverty or minority concentration and assist them in locating those units. AHA will also market its Section 8 Program to owners outside areas of poverty/minority concentration.

In designing its strategy for addressing the housing needs of families in its jurisdiction and on the waiting list in the upcoming year, AHA took the following factors into account:

- *Funding Constraints: The Notices of Funding Availability (NOFAs) for Section 8 Program funding (both standard and special purpose) do not contain nearly enough funding to serve the needs of AHA's waiting list (which currently numbers 18,055) in a timely manner. AHA staff, working with other Community Development Department staff, has developed local programs, as described above (Affordable Development Programs, and Homeownership Programs), as well as utilizing other Federal funds, such as HOME, CDBG, and ESG funds, to develop additional housing opportunities for AHA's waiting list.*
- *Evidence of Housing Needs as Demonstrated in the CPD and Other Information Available to the PHA: The 2000-2005 CPD, based on 1990 Census data, indicates that 9,996 households in Anaheim have annual incomes at or below 30% of MFI; 10,902 households in Anaheim have annual incomes between 31% and 50% of MFI; and 10,033 households in Anaheim have annual incomes between 51% and 80% of MFI. The CPD also indicates, based on 1990 Census data, that 87% of extremely low-income households, 88% of very low-income households, and 62% of low-income households experienced cost burdens (are paying more than 30% of their monthly income for housing costs) in paying their housing costs. Using data from various sources, and taking into consideration the number of existing affordable housing units in Anaheim, the Housing Element Update estimates that 11,508 new housing units are needed over a 7.5 year period from 1998-2005 to meet the housing needs of Anaheim's residents and to create a jobs/housing balance: 2,710 units for very low-income, 1,639 units for low-income, 2,625 units for moderate-income, and 4,534 for above-moderate income.*
- *Influence of the Housing Market: The housing market in Orange County is very tight. During the recession in the early and mid-1990s very few single or multi-family housing units were built. Therefore, the housing vacancy rate is very low at 3 % for rental units, and 1.5% for homeownership units in California for the year 2005, according to the U.S. Census Bureau. Due to the rising demand and diminished supply of housing units, rents and sale prices of housing have increased in the last twelve months. Additional new housing units are needed to meet the pent-up demand, which in turn will slow down the increase in rents and sales prices.*

- Community Priorities Regarding Housing Assistance:
The community priorities for housing assistance are described on page 55 of the Annual Plan. This section describes the Strategic Plan for Anaheim's FY 2000-2005 CPD (preparation of the FY 2005-2010 CPD is currently underway, but not yet complete). The CPD is a document which is developed with extensive citizen input, and, therefore, reflects the goals and priorities of the community regarding housing assistance.
- Results of Consultation With Local or State Government:
Staff at the local and State government levels have stated that it is crucial that sufficient and affordable housing is available to employees of employers located in Anaheim. If employers cannot attract sufficient employees due to housing unavailability or lack of affordability, they may seek to relocate to areas where their employees can find suitable housing. Therefore, it is important to Anaheim, that sufficient and affordable housing is available to these employees. Likewise, it will also be difficult to attract new employers to Anaheim if sufficient and affordable housing is not available. Other City departments, such as Police, Fire, Code Enforcement, Parks and Recreation, and Public Works were consulted during the CPD development process. They support a "neighborhood" approach in making Federal funding decisions in which the City concentrates multiple resources on an entire neighborhood, thereby addressing all of the neighborhood's problems as part of one project and making a noticeable impact on the neighborhood. The CPD is consistent with this PHA Plan.
- Results of Consultation With Residents and the Resident Advisory Board:
Anaheim Housing Authority (AHA) held an informational meeting on February 10, 2005, and a public hearing on February 24, 2005 to receive input from the Resident Advisory Board and the public on AHA's Five-Year/Annual Public Housing Agency (PHA) Plan. One of the Resident Advisory Board members, who was previously homeless and a victim of domestic violence, suggested that AHA work more closely with homeless shelters and give a Section 8 admission preference to homeless households who have completed their stay at a transitional homeless shelter and are now required to leave the shelter and obtain permanent housing. While these households may now be employed, they usually do not have sufficient income to pay the full rent. Many of these households lapse back to homelessness after they leave the shelter due to inability to secure affordable permanent housing.
- Results of Consultation With Advocacy Groups: *Advocates for low-income housing have lobbied for the construction of additional affordable units to help ease the housing shortage for low- and very-low income families. Rents in existing, privately owned housing are increasing and sale prices of "for-sale" housing are on the rise due to the high demand and low supply. Low- and very low-income households cannot afford to pay the market rents, nor can they qualify to purchase a home. To meet the high demand, affordable housing advocates state that new units need to be*

constructed, which are affordable to families at or below 30%, 50%, and 80% of MFI.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in

- public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Create additional Project-Based rental assistance units in Anaheim.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Maintain contract with the Fair Housing Council of Orange County to educate owners, tenants, AHA, and residential mortgage loan agencies about fair housing laws and requirements.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	<i>Not applicable</i>	
b) Public Housing Capital Fund	<i>Not applicable</i>	
c) HOPE VI Revitalization	<i>Not applicable</i>	
d) HOPE VI Demolition	<i>Not applicable</i>	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$58,443,159	
f) Resident Opportunity and Self-Sufficiency Grants	<i>Not applicable</i>	
g) Community Development Block Grant	\$6,035,000	<i>See Attachment A</i>
h) HOME	\$2,592,648	<i>See Attachment B</i>
Other Federal Grants (list below)		
<i>Emergency Shelter Grant (ESG)</i>	\$225,548	<i>See Attachment C</i>
<i>Section 8 Family Self-Sufficiency Coordinator</i>	\$123,548	<i>Assist Section 8 FSS participants in attaining self-sufficiency</i>
2. Prior Year Federal Grants (unobligated funds only) (list below)	<i>Not applicable</i>	
3. Public Housing Dwelling Rental Income	<i>Not applicable</i>	
4. Other income (list below)	\$0	
4. Non-federal sources (list below)		
<i>Local Redevelopment Housing Set- Aside Funds</i>	\$8,113,000	<i>Affordable housing development</i>
<i>State of CA Affordable Housing Program (AHP)</i>	\$300,000	<i>Homeownership assistance</i>
<i>State of CA CalHome Program</i>	\$500,000	<i>Homeownership assistance</i>
<i>State of CA HELP Program</i>	\$1,800,000	<i>Homeownership assistance</i>
<i>State of CA BEGIN Program</i>	\$1,860,000	<i>Homeownership assistance</i>
Total resources	\$79,992,903	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing --- Exempt: Section 8 only PHA

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

Applicant is asked at eligibility interview and upon re-examination if they have ever been arrested. Also, if a complaint is received regarding alleged criminal or drug-related activity by a Section 8 applicant or tenant, AHA requests a criminal background check to investigate the allegation. Denial/termination of assistance is based on credible evidence (i.e., actual conviction record) as opposed to preponderance of evidence. Denial/termination of assistance results for household members with Type I felony convictions.

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
Past rental history and names of previous or current landlords are supplied upon request by the prospective landlord.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
Local Affordable Rental Housing Programs
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
- If yes, state circumstances below:
One or two 30-day extensions are approved if there is a reasonable possibility that the family may find a unit and depending on the family's circumstances (e.g., hard-to-house households).

(4) Admissions Preferences

1 Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting

more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- 1 Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

- 1 Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)
Eligible families who are impacted by Community Development Department programs (i.e., involuntarily displaced)

- 1 If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness

High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

2 Veterans and veterans' families

1 Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

1 *Eligible families who are impacted by Community Development Department programs*

3 *Families who own and occupy a mobile home as their principal place of residence and pay rent for the space on which their mobile home is located. Assistance under this preference shall not exceed 5% of the total number of vouchers.*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below)

Letters to the Section 8 waiting list describing the availability of a special-purpose Section 8 Program, and who to contact if interested.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exempt: Section 8 only PHA

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) *Not applicable*

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
When there is a change in the housing market, or when the published FMRs change, the payment standard is reevaluated for adequacy.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Rent levels among unassisted units.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

Exempt: Section 8 only PHA

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in

its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? *4-5 families, because this is a new program with an undocumented success rate.*

b. PHA established eligibility criteria

Yes No:

Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

1. *Eligible applicants for the Section 8 Homeownership Program must have completed an initial Section 8 lease term and completed the first annual recertification process.*
2. *The family may not owe AHA, or any other PHA money.*
3. *The family must not have any member who has a current ownership interest in a residence at the commencement of homeownership assistance.*
4. *Participants in the Family Self-Sufficiency (FSS) Program who are in compliance with their FSS Contract of Participation shall receive priority for participation in the Homeownership Program.*
5. *Secondary priority will be given to graduates of the FSS Program.*
6. *AHA further defines first-time homeowner/buyer to include:*
 - a. *An individual applicant or co-applicant who has no ownership in a principal residence during the 3-year period ending on the date of purchase of the property.*
 - b. *A single parent who has only owned a home with a former spouse while married.*
 - c. *An individual who is a displaced homemaker and has only owned a home with a spouse.*
 - d. *An individual who has only owned a principal residence not permanently affixed to a foundation in accordance with applicable regulations.*
 - e. *An individual who has only owned a property that was not in compliance with State or local model building codes, and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

c. What actions will the PHA undertake to implement the program this year (list)?

- *AHA hopes to assist 4-5 Section 8 tenants in becoming homebuyers under the Section 8 Homeownership Program this year.*
- *AHA has received \$50,000 in Individual Development Empowerment Account (IDEA) funds from the Federal Home Loan Bank (FHLB) to match Section 8 Family Self-Sufficiency (FSS) escrow account funds used by any Section 8 FSS tenant to purchase a home. IDEA matches funds 3-to-1, up to \$15,000.*
- *AHA biannually presents a Section 8 Homeownership orientation and maintains an interest list of attendees at that orientation for possible participation in the Section 8 Homeownership Program. The next orientation is scheduled in March 2005.*
- *The Anaheim Housing Counseling Agency biannually presents a Section 8 Homebuyer Education class. The classes, presented in English and Spanish, educate attendees about budgeting, credit, financing, home purchasing, and home maintenance.*
- *The City Housing Services Agency offers downpayment assistance in the form of junior mortgages. Loan amounts vary up to \$75,000, with an interest rate of three percent and loan term from 10 to 30 years.*

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

The Anaheim Housing Counseling Agency (AHCA), a HUD-approved Housing Counseling Agency established in 1998, is the agency designated to implement the Section 8 Homeownership Program. This agency is located in the same City department as the Anaheim Housing Authority – the Community Development Department. During FY 2003-04, the AHCA provided first-time homebuyer education classes to 578 homebuyers, individual pre-purchase counseling to 326 potential homebuyers, and default/foreclosure counseling was provided to 20 homeowners. All counseling is available in both English and Spanish. AHCA staff consists of three full-time employees and one part-time employee.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2005.)

The following are the goals that AHA established in preparing the Five-Year PHA Plan for 2000-2004, the quantifiable measures of success, and a statement of AHA's progress in meeting those goals:

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers.

Measure: Respond to all Section 8 Existing and Special Purpose NOFAs for which Anaheim Housing Authority is eligible to apply

Progress:

Section 8 Fair Share vouchers: In FY 2000, AHA applied for 1,049 Fair Share vouchers and was awarded 479 Fair Share Vouchers; in FY 2001, AHA applied for 700 Fair Share vouchers and was awarded 700 Fair Share vouchers; in FY 2002, AHA applied for 629 Fair Share vouchers and did not receive any vouchers under this NOFA. AHA received a total of 1,179 Fair Share Vouchers during the Five-Year Plan period.

Section 8 Mainstream Program: AHA applied for funding under the Section 8 Mainstream Program in FY 2000, FY 2001, FY 2003, and FY 2004. Funding was received as follows: FY 2000 – 0 vouchers, FY 2001 – 75 vouchers, FY 2003 – 50 vouchers, and FY 2004 – pending notification from HUD. AHA received 125 Mainstream vouchers during the Five-Year Plan period.

Section 8 Family Self-Sufficiency Coordinator: AHA applied for and received funding under the Section 8 FSS Coordinator Program as follows: FY 2000 -- \$47,750, FY 2001 -- \$104,918, FY 2002 -- \$121,114, FY 2003 -- \$122,325, and FY 2004 -- \$123,548, for a total of \$519,655.

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities.

Measure: For Phase I of the Jeffrey-Lynne project, utilize \$3,800,000 in Community Development Block Grant (CDBG)/HOME funds; \$1,000,000 in Housing Authority funds; \$1,200,000 in California Housing Finance Agency (CHFA) funds; \$2,000,000 in local funds; \$6,100,000 in Redevelopment Set-Aside funds; \$27,200,000 in developer equity/ tax credits; and \$14,600,000 in construction/permanent loans (total project cost: \$55,900,000) to rehabilitate the Jeffrey-Lynne Neighborhood, a low-income neighborhood in need of rehabilitation.

Progress: All of the above funding was expended in rehabilitating Phase I of the Jeffrey-Lynn project, resulting in the creation of 309 affordable housing units. See page 57 of this Plan for a full description of this project.

Acquire or build units or developments

Other: (list below)

Develop additional affordable housing units.

Measure: Create a high quality, affordable, rental (non-public housing) housing complex, consisting of 309 units, which includes various

amenities (green space, increased parking, and a 10,000 square foot community center which will house administrative functions, social programs, and recreation activities). Housing shall be targeted to low and very-low income families. This project is known as “Jeffrey Lynne”.
Progress: Phase I (309 units) of the Jeffrey-Lynne Project has been rehabilitated and the above referenced amenities have been completed. See page 57 of this Plan for a full description of this project.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management.

Measure: Anaheim Housing Authority (AHA) has a SEMAP score of 95%; AHA intends to maintain or exceed this score over the five-year Plan period. AHA faces a continuing challenge of convincing existing Section 8 tenants to enroll in the Family Self-Sufficiency (FSS) Program, hence the less than perfect SEMAP score.

Progress: AHA achieved SEMAP scores of 93% in 2001; 92% in 2002; 100% in 2003; and 95% in 2004 for an average SEMAP score of 95%.

Increase customer satisfaction.

Measure: Provide ongoing customer sensitivity training to staff who have contact with tenants and landlords; return all calls within one business day; continue to consistently and actively assist Section 8-special-program and other difficult-to-place housing clients in locating decent, safe, suitable housing, continue ongoing outreach efforts with landlords to educate them about Section 8 programs and to encourage them to rent to Section 8 clientele; continue to conduct all Housing Quality Standard (HQS) inspections within 2 business days of inspection request; designate at least three full-time staff members to provide social services support to Section 8 clients; wherever a disability prevents a Section 8 client from meeting staff at AHA administrative office, housing staff shall meet the client at the client’s home, or mutually convenient location, to conduct AHA-related business; make available to clients a listing of available rental homes throughout Orange County and encourage clients to seek housing outside concentrated areas of poverty; designate one full-time Section 8 caseworker and one full-time management level employee to address tenant/owner complaints, HUD complaint referrals, and congressional inquiries.

Progress: All staff who deal directly with the public have attended customer service training. Staff returns phone calls within one business day; wherever a disability prevents a Section 8 client from meeting staff at AHA administrative office, housing staff meets the client at the client’s home, or mutually convenient location, to conduct AHA-related business; AHA makes available to clients a listing of available rental homes and encourages clients to seek housing outside concentrated areas of poverty.

Staff assists special-program and other difficult-to-place clients in locating suitable housing by providing them with vacancy listings for units that will meet their needs and, if necessary, provides them the resources to contact if they need assistance with transportation to look at units.

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections).

Measure: *Ensure AHA organizational structure is adequate to meet the needs of AHA's clients; continue to conduct all HQS inspections within 2 business days of inspection request and at least once every 12 months; annual re-examinations are completed timely.*

Progress: *AHA has adequate staff to meet the needs of all of its clients. All HQS inspections are conducted within 2 business days of inspection request and at least once every twelve months. Annual reexaminations are completed timely.*

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

Seek opportunities to refurbish low-income neighborhoods characterized by absentee landlords, substandard living conditions, and high crime.

Measure:

- 1) *Work with private sector to acquire, rehabilitate, and provide professional on-site management in multi-family housing;*
- 2) *Work cooperatively with public safety personnel to eliminate criminal element;*
- 3) *Work with park and recreation staff to provide adequate green space and recreation/community service activities for youth of low-income households;*
- 4) *Place affordability covenants on developments to ensure long-term affordable housing opportunities and to minimize displacement;*
- 5) *Encourage participation in City's multi-family interest subsidy write-down program. This program provides low-interest loans to owners of multi-family housing located in areas of the City with a comprehensive neighborhood plan.*

Progress: *Phases I and II of Jeffrey-Lynne rehabilitation project completed. Phase III is underway. See page 57 of this Plan for a detailed project description.*

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling.

Measure: *Provide mobility counseling at every Section 8 briefing.*

Progress: *Mobility counseling is provided at every Section 8 briefing.*

Conduct outreach efforts to potential voucher landlords.

Measure: *Potential voucher landlords will be reached by press releases,*

newspaper ads, brochures, AHA Annual Report, newsletters, and spot announcements on local radio and local television channels (when possible). The Housing Coordinator, Housing Supervisors, and Housing Specialists will make personal contact with real estate property managers and owners who control a substantial number of units

Progress *During the reporting period, extensive outreach to landlords was not necessary to generate a sufficient number of units for voucher holders. AHA maintains a vacancy listing book for landlords who have vacancies that they want to rent to voucher holders. These vacancy listings are distributed to the voucher holders at the voucher briefings and on an as-needed basis. AHA's programs have been well publicized in the past and AHA staff treats landlords in a courteous, professional manner by returning phone calls within one business day, conducting HQS inspections within 2 business days, and completing contract renewals in a timely manner. As a result, AHA has no problem in generating adequate vacancy listings for its voucher holders.*

-
-
-
-
-
-

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

Expand housing opportunities for low/ very low-income households and the handicapped/disabled.

Measure: *Survey Section 8 landlords to establish an inventory of units that are accessible to the handicapped/disabled. AHA, as a recent Housing Counseling Agency designee, strives to increase housing choice by: 1) educating tenants and prospective homeowners about housing availability in Anaheim; 2) educating tenants about the meaning of being a desirable neighbor (i.e., following the established rules of any given apartment complex; good housekeeping practices; the importance of paying one's share of the rent consistently and on a timely basis). Tenants are advised that if they establish a good reputation as a desirable occupant, their housing choices will be greatly expanded.*

Progress: *The Anaheim Housing Counseling Agency provided rental information/referrals/counseling to 16 renter households and 5 homeless households during the last fiscal year. AHA staff, at every Section 8 voucher briefing, educates Section 8 voucher holders about what it means to be a good tenant: following the rules, keeping their unit clean, paying the rent on time and how to be a good neighbor. To increase the supply of housing for the disabled, the City worked with a nonprofit developer to construct a 23- unit affordable rental complex for persons with HIV/AIDS. AHA awarded this project 22 Section 8 Project-Based Assistance vouchers. The City worked with another nonprofit developer to construct a 60-unit affordable rental senior citizens complex. Twelve of the units in*

this complex are reserved for homeless/disabled seniors who are assisted through the HUD Supportive Housing Program. AHA awarded this project 35 Section 8 Project-Based Assistance vouchers.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

Strive to achieve an appropriate jobs/housing balance by creating new housing opportunities as follows. Measure:

<i>Housing for very-low income:</i>	<i>1,580 units</i>
<i>Housing for low-income:</i>	<i>828 units</i>
<i>Housing for moderate-income:</i>	<i>1,880 units</i>
<i>Housing for above moderate-income:</i>	<i><u>3,235 units</u></i>
<i>Total</i>	<i>7,523 units</i>

At the time AHA was preparing its 5-Year Plan, the City was also preparing the Housing Element Update for 1998-2005. The State of California provided the City with new construction goals with which the City disagreed. The City requested that the construction goals be amended as stated above. At the time the 5-Year Plan was completed and submitted to HUD, the City had not received an answer from the State on the requested changes to the construction need (from 11,508 to 7,523 units). Ultimately, the State did not agree with the City's construction need estimates and the State placed the following new construction goals on the City:

<i>Housing for very-low income:</i>	<i>2,710 units</i>
<i>Housing for low-income:</i>	<i>1,639 units</i>
<i>Housing for moderate-income:</i>	<i>2,625 units</i>
<i>Housing for above moderate-income:</i>	<i><u>4,534 units</u></i>
<i>Total</i>	<i>11,508 units</i>

Progress: New housing opportunities were created as follows:

<i>Housing for very-low income:</i>	<i>285 units</i>
<i>Housing for low-income:</i>	<i>212 units</i>
<i>Housing for moderate-income:</i>	<i>253 units</i>
<i>Housing for above-moderate income:</i>	<i><u>1,739 units</u></i>
<i>Total new housing opportunities created</i>	<i>2,489 units</i>

2,489 of the 11,508 needed new housing opportunities were achieved, leaving a total of 9,019 new housing opportunities to create during the 2005-2009 Five-Year PHA Plan period.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households.
- Measure: Lease-up and maintain 700 households under Section 8 Welfare-to-Work (WTW) program; enroll a total of 276 Section 8 participants in the Family Self-Sufficiency (FSS) program to meet AHA's minimum program size of 336; work closely with local welfare agency to coordinate the delivery of needed social services to all Section 8 special program participants.*
- Progress: AHA leased up 700 households under the Section 8 WTW Program within the timeframe required by HUD.*
- AHA's current minimum program size for the FSS Program is 170 families. AHA currently has 147 families enrolled in the program. AHA continues to market the Section 8 FSS Program to its Section 8 tenants, however it is very difficult to convince Section 8 tenants, with an unlimited term of rental assistance, to transfer their assistance to the FSS Program, which has a maximum term of assistance of seven years.*
- Objectives:
- Increase the number and percentage of employed persons in assisted families.
- Measure: Implement the Section 8 WtW voucher program by giving first preference to full-time employed welfare recipients and second preference to part-time employed welfare recipients. Market the aforementioned preferences offered under the WtW program to encourage unemployed Section 8 applicants to obtain employment.*
- Progress: AHA implemented the Section 8 WtW Program using the preferences indicated above. All 700 units were leased in the timeframe required by HUD.*
- Provide or attract supportive services to improve assistance recipients' employability.
- Measure: Utilize \$100,000 in Section 8 administrative fee reserves to provide employed and job-training-enrolled Section 8 participants with utility fee assistance and essential services not covered by other forms of public assistance.*
- Progress: AHA utilized \$100,000 in Section 8 administrative reserves to assist Section 8 Welfare-to-Work tenants with utility fee assistance and essential services not covered by public assistance.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Measure: Continue to work with the*

following agencies for the provision of supportive services to the disabled: Orange County (OC) Mental Health Association, OC Health Care Agency, OC Alcohol Abuse Services, Anaheim Drug Abuse Services, OC Social Services Agency (SSA). Continue to work with the following agencies for the provision of supportive services to the elderly: OC Area Agency on Aging, OC SSA—Adult Protective Services, and Anaheim Senior Citizens Center.

Progress: AHA staff has established ongoing working relationships with all of the above nonprofit organizations in an effort to provide supportive services to its disabled/senior population.

Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Measure: Enter into and maintain a contract with the OC Fair Housing Council to: ensure City staff, landlords and tenants are educated about fair housing law, provide landlord/tenant dispute mediation services, investigate and respond to allegations of fair housing violations, complete a housing impediments analysis to enable the City to address and resolve fair housing problems.

Progress: The City of Anaheim entered into a contract with the Orange County Fair Housing Council for each of the five years covered under the 5-Year PHA Plan. Community Development Block Grant funds were allocated to pay for the services covered under the contracts as follows:

FY 2000: \$ 69,960

FY 2001: \$ 69,960

FY 2002: \$ 89,960

FY 2003: \$ 99,504

FY 2004: \$100,000

TOTAL: \$429,384

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Measure: Work with the Dayle McIntosh Center for the Disabled to locate suitable housing for the disabled; work with the City Building Division to enforce American Disability Act (ADA) requirements.

Progress: AHA staff works regularly with the Dayle McIntosh Center for

the Disabled for assistance in locating suitable housing for disabled clients. AHA had no complaints regarding ADA violations during the five-year reporting period.

Other: (list below)

Other PHA Goals and Objectives: (list below)

Expand the continuum of care to assist the homeless population in Anaheim through the following activities.

Measures:

- 1) *Continue to provide assistance to emergency and transitional housing shelters with Emergency Shelter Grant (ESG) funds*
- 2) *Continue to set-aside 91 Section 8 vouchers for the homeless*
- 3) *Continue the One-Time Rental Assistance Payments Program (OTRAPP) to provide move-in costs (security deposits, utility hookup fees) to two population groups:*

- a) *Homeless families who have sufficient income to pay the monthly rent for permanent housing, but lack the funds necessary to pay the “upfront” costs of renting (e.g., first and last month’s rent, security deposit, etc.); and*
- b) *Families who are “at risk” of becoming homeless; they currently reside in permanent housing but due to a one-time extenuating circumstance, such as a medical bill, they are unable to pay their rent. Their financial situation is such that by receiving one-time rental assistance, they are saved from possible homelessness.*

OTRAPP is an extremely successful program; it has saved 702 families from homelessness since its inception in 1990. This program is a very cost efficient homeless prevention program; it is much more economical to maintain a family in permanent housing than to provide the financial assistance and the wide range of services necessary to transition a family from homelessness to permanent housing. This program is funded with ESG funds.

Progress:

- *Emergency Shelter Grant funds were received for all five years covered under the 5-Year PHA Plan. These funds were distributed to emergency and transitional housing shelters as follows:*
 - FY 2000: \$165,000*
 - FY 2001: \$164,000*
 - FY 2002: \$164,000*
 - FY 2003: \$164,000*
 - FY 2004: \$225,548*
 - TOTAL \$882,548*
- *AHA continued to set-aside 91 Section 8 vouchers for the homeless for all 5 years covered under the 5-Year PHA Plan. All 91 vouchers are under lease.*
- *The One-Time Rental Assistance Payments Program continued to operate for all five years covered under the 5-Year PHA Plan. This program is funded with ESG funds as follows:*

FY 2000: \$48,850 (34 families assisted)
 FY 2001: \$48,550 (44 families assisted)
 FY 2002: \$47,200 (32 families assisted)
 FY 2003: \$49,200 (30 families assisted)
 FY 2004: \$67,664 (6 families assisted to date, fiscal year not yet completed)
 TOTAL: \$261,464 (146 families assisted)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan - *None*
- b. Significant Amendment or Modification to the Annual Plan – *None*.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

One of the Resident Advisory Board members, who was previously homeless and a victim of domestic violence, suggested that AHA work more closely with homeless shelters and give a Section 8 admission preference to homeless households who have completed their stay at a transitional homeless shelter and are now required to leave the shelter and obtain permanent housing. While these households may now be employed, they usually do not have sufficient income to pay the full rent. Many of these households lapse back to homelessness after they leave the shelter due to inability to secure affordable permanent housing.

- b. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member

are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Constantine Proussalis

Method of Selection:

Appointment

The term of appointment is (include the date term expires): *06/30/07*

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? *Not applicable*

The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (*City of Anaheim*)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Section 8 Housing Choice Voucher Program, Section 8 Family Self-Sufficiency Program, Section 8 Mainstream Program, Section 8 Project-Based Assistance Program, Section 8 Aftercare Program, Section 8 Homeless Program, Section 8 Homeownership Program, Affordable Rental/Homeownership Programs.
- Other: (list below)
As stated previously, AHA and Community Development staff work closely together in developing and implementing housing programs administered by the Department. There is much overlap in staff functions and responsibilities. AHA staff has been directly involved in the development of the CPD.

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Strategic Plan for City of Anaheim's FY 2000-2005 Consolidated Plan Document (CPD) identifies three goals to work toward during the five-year period covered by the CPD: Goal 3 of the Plan specifically pertains to the PHA Plan and is stated as follows:

“Quality Housing to Meet the Community’s Needs.” The City needs to continue to provide housing appropriate to all segments of the community in order to maintain jobs/housing balance and enhance economic growth.” This strategy consists of the following priorities:

Priority 3-1: *Provide opportunities for low- and moderate-income housing.*

Priority 3-2: *Provide for homeless and “special needs” populations.*

*To address **Priority 3-1**, the City/AHA will implement the following programs:*

PRESERVATION AND REHABILITATION OF EXISTING HOUSING

The City offers two kinds of low interest home improvement loans through the Community Development Department, Housing Services Division. The purpose of these programs is to preserve the conditions of the City’s existing housing stock and stabilize neighborhoods. Following is a summary of the preservation/rehabilitation programs that will be utilized by the City during the next five-year period:

1. City of Anaheim Residential Rehabilitation Loan Program: These loans are offered to owner-occupants of single-family homes. To qualify, a household’s maximum income cannot exceed 80% of the HUD median family income (MFI), and there must be sufficient equity in the property to support the loan. Funded with Federal CDBG funds, loans of up to \$60,000 are available at 3% simple interest. Loans may be direct payment or deferred. The term of the loan is 15 years.

Multi-family housing units are eligible if a Comprehensive Plan has been developed for the neighborhood in which the units are located.

2. Anaheim Redevelopment Agency Residential Rehabilitation Loan Program: These loans are offered to owner-occupants of single-family homes. To qualify, a household’s maximum income cannot exceed 120% of MFI, and there must be sufficient equity in the property to support the loan. Funded through local Redevelopment Housing Set-aside funds, loans of up to \$60,000 are available at 5% simple interest, and may be direct payment or deferred. The term of the loan is 15 years.

AFFORDABLE HOUSING DEVELOPMENT

Acquisition and New Construction:

The City has initiated an acquisition program to facilitate new construction of for-sale and rental housing. Approximately 44 acres of infill development sites have been acquired and 20 more acres are in escrow or negotiation. The City acquisition costs will total \$65 million when completed. Development has been initiated on several of these acquisition sites with both affordable and market-rate homes. Three for-sale projects, Cantada Square, Cantada Lane, and The Boulevard, will provide 180 new homes, of which 85 units will be affordable to low and

moderate income buyers. The City is also negotiating the development of additional affordable and market rate for-sale and rental housing that is anticipated to create over 1,380 new units throughout the community. Over a five-year period, 1,560 homes will be constructed providing a variety of affordable and market rate for-sale and rental homes.

Jeffrey-Lynne Neighborhood Revitalization: The Jeffrey-Lynne neighborhood consists of approximately 31 acres of medium-density, multi-family residential housing bounded by Cerritos Avenue to the north, Southern California Edison property to the south, Ninth Street to the west, and Walnut Street to the east.

The City of Anaheim is concerned about the quality of life for its residents, both in and around the area, and is dedicated to improving the long-term quality of living in the City. The problems found in Jeffrey-Lynne are similar to those in other low-income neighborhoods. Particular physical design elements prevalent in the project boundaries contributed to the deterioration of the Jeffrey-Lynne neighborhood. Existing conditions included overcrowding, unrestricted vehicular access to the area, long unsightly alleys with garages, inadequate parking, lack of usable open space for children and adults, and safety and security problems. These factors, as well as management problems, contributed to the general decay of the area and concurrent social and criminal problems.

On June 16, 1998, the Anaheim City Council entered into an agreement with the Related Companies of California and Southern California Housing Development Corporation (the HOME Program Community Housing Development Organization [CHDO]) to undertake a joint planning effort with staff to schedule and coordinate community meetings with both the property owners and residents, conduct surveys, evaluate physical conditions and improvements needed for the area, determine social program needs, and prepare financial analyses and phasing plans. The following funding sources were utilized in completing Phase I of this project: \$4,800,000 in Community Development Block Grant (CDBG)/HOME funds; \$1,000,000 in Housing Authority funds; \$1,650,000 in California Housing Finance Agency (CHFA) funds; \$2,000,000 in local funds; \$6,100,000 in Redevelopment Set-Aside funds; \$27,200,000 in developer equity/ tax credits; and \$10,550,000 in private funds (total project cost: \$53,300,000). This planning effort culminated in early Summer 2000, with the beginning of construction on this project. The project resulted in the substantial rehabilitation of 309 housing units for Phase I. The affordable units are affordable for a term of 55 years. Phase I of the project was completed in January 2002 and includes the following amenities: three tot lots, open play areas, a swimming pool, security gates, barbecue and sitting areas, 90 additional parking spaces, and additional green space throughout the project. An 11,000 square foot community center was built, and includes five offices, three classrooms, a computer lab equipped with 25 computer stations, a multimedia room, a counseling office, career resources center, and an activity room. The Center houses programs such as "English as a Second Language" (ESL) classes, computer classes, a year-round lunch program, food distribution program, on-site health clinic, after school tutoring, career development and job training, and summer camp scholarships. Hope Through Housing, a nonprofit foundation, is the onsite administrator for the community center. In addition, unit renovations included adding private decks and patios, new stairs, storage closets, awnings, windows, landscaping, flooring, plumbing fixtures, appliances, cabinets, roofs, and window

coverings. Phase II of the project commenced in FY 2003 and was completed in January 2005 and resulted in the creation of 112 affordable units. The Housing Authority, in partnership with the developer, purchased 23 apartment buildings, totaling 112 units. The Redevelopment Agency provided a loan of \$5.5 million in Housing Set-Aside funds. The developer applied for and received Low-Income Housing Tax Credits that will assist in maintaining affordability on all of the units for 55 years. Staff also worked with the developer to close several streets in the neighborhood to through traffic, and developed an open space/plaza for residents' use. The open space includes a play area, green space and picnic areas. Phase III of the project recently commenced. Funding for Phase III includes a loan from the Redevelopment Agency for \$7.5 million in Redevelopment Housing Set-Aside funds and will result in the creation of 131 affordable units. The developer is also applying for Low Income Housing Tax Credits that will assist in maintaining affordability on all of the units for 55 years.

Developer Incentives Program: To promote housing development, the Community Development Department may provide incentives to developers to offset increased costs associated with affordable housing programs requirements and include the following:

- *Fund development fees:* Under this program the Department may pay some or all fees related to the development of housing units, including plan check, utility hook-up, park and recreation, school, fire and any other development related fees.
- *Write-down land costs to developers:* The Department may purchase property and then resell it to a developer at a price less than market value, based upon highest and best use, but constituting "reuse value based upon affordable requirements". The write-down of land costs makes it possible to establish sales prices or rental rates that are affordable to low-income groups. This approach can be used for single-family, condominium and multifamily developments.
- *Lease of Authority/Agency owned property:* The Department may lease Authority/Agency owned properties to developers (or other individuals) interested in creating multifamily housing. Lease rates would be low in order to allow affordable rental rates.
- *Pre-development loans/grants:* Funding for site planning and engineering, and environmental services as necessary to develop affordable housing.
- *Provide off-site improvements:* The Department may provide assistance to developers in funding off-site improvements on affordable housing projects in accordance with California Health and Safety Code, Section 33334.2(e)(2). The developers will construct the housing development, and the Department will subsidize part or all costs associated with streets, utility systems, and drainage improvements. The subsidy could take the form of defraying all or a portion of assessments where an improvement district is established to fund the improvements. For these techniques to be utilized, there must be a direct connection between the public improvements and the provisions of affordable deed restricted housing.

- *Subsidize interest rates:* The Department may assist in the provision of loans at below market interest rates. This can be accomplished through community lenders who are willing to offer lower mortgage interest rates through a City financial subsidy of the interest differential between market and affordable rates. The Housing Authority/Redevelopment Agency may additionally issue tax exempt mortgage bonds for first-time homebuyers at lower than market interest rates.
- *Development review process:* Continue to review, evaluate and revise the development review process to minimize delays or unnecessary requirements that can lead to higher development costs. Develop a streamlined process for housing projects.
- *“Extra” Density Bonus:* Densities above the level permitted under density bonus law should be considered if a developer or owner agrees to produce higher percentages of affordable units, particularly at the very low-income level.
- *Bond Financing:* Where appropriate, the Housing Authority/Redevelopment Agency may support bond financing of projects when: (a) the financing is “conduit financing”, with no payment obligation or guarantee by the Authority/Agency/City; (b) the developer obtains credit support; (c) an investment-quality rating is obtained for the bonds or the bonds are otherwise determined by the Authority/Agency financial advisors to be of a high quality; (d) a cost-saving for the project is effected; and (e) the project would substantially further the achievement of the goals of the CPD, and particularly would provide additional affordable units.
- *Tax Credits:* Where appropriate, the Department should support the use of Tax Credits. This technique, as well as tax-exempt bond financing, can create a financial incentive for long-term developer compliance with housing affordability restrictions.
- *Affordable Multiple Family Ordinance:* The City adopted an Affordable Multiple Family Housing Developments Ordinance during FY 2003-04. The ordinance provides developers with incentives to construct multiple family rental projects. In exchange for development incentives that would modify development standards, thereby reducing costs, developers must provide a minimum of 10 percent of the project units at rents affordable to very low-income families.

General Plan Update:

The City’s General Plan underwent a comprehensive update in 2004 that addressed a wide range of subjects, and provided goals and policies that will guide future development in the City. In addition, the Housing Element Update, which is a component of the General Plan, set policies and proposals for the improvement of and provision of adequate sites for housing to meet the needs of all economic segments of the community. The City’s Zoning Code was updated in tandem with the General Plan

Update. The purpose of the Zoning Code is to promote the growth of Anaheim in an orderly manner, and to promote and protect the public health, safety, peace, comfort, and general welfare of residents in conformance with the General Plan.

HOMEOWNERSHIP OPPORTUNITIES

The City of Anaheim is a leader in the Southland in assisting renter households, who live or work in the City, to become homeowners. Since 1990, the City has offered several programs for homeownership opportunities as follows:

Second Mortgage Assistance Program (SMAP):

This program is funded by local Redevelopment Housing Set-aside Funds. From July 1, 1990 through January 31, 2005, the City has given financial assistance to 481 households to assist them in purchasing a home.

Under the SMAP program the City offers low interest loans in the form of “silent” second mortgages: the homebuyer makes no monthly payments on the principal or interest on this loan – it is fully deferred for a term of 30 years or until sale or change of title. Other features:

- *Income limits: Up to 120% of median family income (MFI) adjusted for household size*
- *Preference: Live or work in the City of Anaheim*
- *Loan amount: 15% of purchase price, not to exceed \$35,000*
- *Interest rate: 5% simple interest*
- *Term of loan: 30 years*
- *Payments: No monthly payments*
- *Buyer downpayment: 3% of purchase price plus closing costs*
- *Need not be a first time homebuyer, but cannot have an ownership interest in a property at time of application.*

HOME Program:

This is a federally funded program. From July 1, 1993 through January 31, 2005, 159 HOME loans have been made. Like the SMAP program, the HOME program offers low interest loans in the form of “silent” second mortgages: the homebuyer makes no monthly payments on the principal or interest on the loan – it is fully deferred for a term of 30 years or until sale or change of title. Other features:

- *Income limit: Up to 80% of MFI adjusted for household size*
- *Program area: Offered City-wide*
- *Preference: Live or work in the City of Anaheim.*
- *Loan amount: 20% of purchase, not to exceed \$50,000*
- *Interest rate: 3% simple*
- *Term of loan: 30 years*
- *Payment: no monthly payments*

- *Buyer downpayment: 3% of purchase price plus closing costs*
- *Maximum purchase price: \$312,895*
- *Need to be a first time homebuyer, cannot have HCD ownership interest in the previous three years at time of application.*

American Dream Downpayment Initiative (ADDI):

Funded under the federal HOME Program. ADDI aims to increase the homeownership rate, especially among lower-income and minority households, and to revitalize and stabilize communities. Other features:

- *Income limits: up to 80% of HUD median family income, adjusted for household size.*
- *Preference: Live or work in the City of Anaheim*
- *Program area: City-wide*
- *Loan amount: Greater of \$10,000 or 6% of purchase price*
- *Interest rate: 3% simple interest*
- *Term of loan: 30 years or until sale or change of title*
- *Payments: No monthly payments*
- *Buyer downpayment: 3% of purchase price plus closing costs*
- *Need to be a first-time homebuyer and cannot have owned a home in the previous three years at the time of application*

Housing Enabled by Local Partnerships (HELP) Program: *A program funded by the California Housing Finance Authority (Cal HFA). The City received \$1.8 million under this program that offers loans up to \$25,000 to homebuyers earning less than 80 percent of MFI. Loans are provided at 3 percent simple interest, fully deferred for ten years. As of January 31, 2005, 16 households have been assisted under this program*

Affordable Housing Program (AHP): *A program funded by the Federal Home Loan Bank to provide gap financing to affordable housing programs and projects to assist lower-income (earning less than 80% of MFI) households. The City received \$300,000 under this program, and these funds will be available as additional downpayment assistance for lower-income homebuyers who are purchasing a home in the Brookfield Homes projects (Cantada Square and Cantada Lane), or the John Laing Homes project (The Boulevard). As of January 31, 2005, three households have been assisted under this program.*

CalHome Program: *A program funded by the State of California Housing and Community Development Department (HCD). Anaheim Housing Authority was awarded \$500,000 under this program to assist lower-income (earning less than 80% of MFI) households with loans of up to \$25,000. Loans are provided at 3 percent interest for a 30-year loan term.*

Equity Participation Assistance Loan (EPAL) Program: *The Anaheim Redevelopment Agency (ARA) has designated \$1 million from Housing Set-Aside funds for the EPAL Program. This program is available for low-moderate income households (at or below 120% of MFI) to purchase a new home in the Brookfield and Laing developments only. The maximum loan*

amount is \$35,000 with a loan term of 45 years. The interest rate is 0% for the first 5 years, and increases to 5% during years 6-45. After year 5, the ARA annually reviews the household's ability to make interest only loan payments. The program contains a 45-year affordability covenant with resale restrictions that require the property to be sold at a sale price affordable to another low/moderate income household. The ARA will participate in the property's equity if the sale of the property does not satisfy the covenant's requirements. The loan requires payment in full at maturity, sale of the property, title transfer, or non-owner occupancy. As of January 31, 2005, 20 households have been assisted under this program.

Mortgage Credit Certificate Program: This is a Federally-funded program that is administered by the State. The State offers Mortgage Credit Certificates through an annual application process, which allows first-time homebuyers a credit on their federal income tax up to 15% of the mortgage interest, paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the mortgage remains as an income tax deduction. This savings can be realized on a monthly basis by adjusting the exemptions of a buyer's W-4 form. This tax credit may be offered in conjunction with the Second Mortgage Assistance Program (SMAP).

Police Residence Assistance Program: This program was designed to encourage Anaheim police officers to reside in Anaheim by providing financial assistance of a one-time, no interest, forgivable loan by the City, from the City's General Fund, to be used toward the purchase of a principal residence within the City of Anaheim. The maximum loan amount is \$10,000, and the loan is reduced at the rate of \$1,000 per year and forgiven in 10 years, so long as the police officer remains on active status with the Anaheim Police Department, and the property remains as the principal residence. Income limits do not apply. Since the program's inception in August 1995 through January 31, 2004, 78 police officer families have benefited from this program by purchasing a home in Anaheim.

MAINTENANCE OF QUALITY HOUSING

Housing Counseling Agency: On December 29, 1998, AHA was designated as a HUD-approved Local Housing Counseling Agency (LHCA). The objective of the LHCA is to provide comprehensive housing counseling, education, and outreach to potential homebuyers, homeowners and renters. Approved LHCA's educate homebuyers about the responsibilities of homeownership; assist existing homeowners in dealing with default and foreclosure; and assist low- or moderate-income renters to obtain adequate rental housing. As an approved LHCA, the Housing Authority is eligible to apply for funds under HUD's Housing Counseling Program. In FYs 1999, 2001, and 2003, AHA received \$25,450, \$13,864, and \$125,223 respectively in Housing Counseling Program funds. These funds were used to fund staff that provides housing counseling services. During the period of July 1, 2002 through June 30, 2004, first-time homebuyer education was provided to 578 homebuyers, pre-purchase homeownership counseling was provided to 326 potential homebuyers, loss mitigation/foreclosure counseling was provided to 20 homeowners, and rental counseling was provided to 16 renters and 5 homeless households. In the past two years, over 1,500 people attended the Community Development Department's annual Homeownership Fair.

Fair Housing: Using CDBG funds, the City provides fair housing services through the Fair Housing Council of Orange County. This program is designed to affirmatively further the fair housing objectives of Title VII of the Civil Rights Act of 1968. In 1996, the City of Anaheim joined together with surrounding cities to form a consortium and have an Analysis of Impediments (A.I.) to Fair Housing conducted. The A.I. was last updated in 2000 and is currently being updated.

RENTAL ASSISTANCE PROGRAMS

Section 8 Existing Rental Assistance Program: *This federally funded rental assistance program provides assistance in paying the rent to eligible very low-income families, elderly, disabled and individuals. Families may initially pay up to 40% of their adjusted monthly income for rent. Anaheim Housing Authority (AHA) will pay the remaining rent (with certain limitations) directly to the landlord. AHA has 6,216 Section 8 vouchers.*

Section 8 Family Self-Sufficiency Program: *This program assists very low-income families in transitioning from living with the help of public assistance to economic self-sufficiency. As required under Section 8 FSS Program regulations, program participants are selected from the Section 8 Existing Program tenant pool. Participants are required to be enrolled in, or have completed a job training/education program. FSS tenants are also required to seek and maintain suitable employment through the term of their participation. The FSS Program has a five-year term for each participant, with the possibility of two one-year extensions. AHA's current minimum program size for the FSS Program is 170 families. AHA currently has 147 families enrolled in this program.*

A feature of the FSS Program, which is not part of the regular Section 8 Program, is the "escrow account". The account "holds" money earned by participants above and beyond the income they received when they began participating in the FSS Program. As an FSS tenant has an increase in earned income, which results in an increase in their portion of the rent, the tenant pays the increased rent amount to the landlord and the Housing Authority "matches" this amount in the escrow account. In order to receive the money held in the escrow account, a family must maintain employment and be off all public assistance (except rental assistance) for at least twelve months.

Section 8 Subprograms:

Section 8 Aftercare Program: *This program provides Section 8 rental assistance to very low-income disabled or handicapped persons who are participating in rehabilitation programs, which are designed to assist them in learning to live independently. AHA has an allocation of 43 State Aftercare vouchers. AHA works with Project Independence, a nonprofit organization that assists the developmentally disabled, to receive referrals for the Aftercare Program. Project Independence staff refers handicapped/disabled clients who are ready to begin living independently, to AHA for determination of program eligibility. AHA staff determines Section 8 Program eligibility and, if eligible, clients are issued an Aftercare voucher. Project Independence staff assists their clients in locating a suitable unit for Section 8 lease-up. Project Independence staff monitors their clients who are assisted under the Section 8 Program on an ongoing basis to ensure they are adapting to independent living.*

Section 8 Family Unification Program: *This program provides Section 8 rental assistance to very low-income families for whom the lack of adequate housing is a primary factor that may result in the imminent placement of a minor family member(s) in*

out-of-home care, or may delay the discharge of a minor family member(s) to his/her/their family from out-of-home care. AHA has 238 vouchers under this program. AHA works with the Children and Family Services Division of the County of Orange SSA to identify qualified families. SSA staff identifies eligible families within its caseload and prepares a Certification of Eligibility for these families and forwards it to AHA. AHA contacts the families and schedules them for an appointment to determine Section 8 Program eligibility. If determined eligible for Section 8 rental assistance, the family is issued a Family Unification voucher and leased when a suitable unit is located. AHA has ongoing contact with SSA regarding the status of families who are leased under this program. These families are also seen quarterly by AHA staff to ensure that they are meeting their Family Unification goals, namely that they have their children.

Section 8 Mainstream Housing Opportunities Program for the Disabled: This program provides Section 8 rental assistance to very low-income persons with disabilities to enable them to rent private housing of their own in a nonsegregated environment. AHA has received 300 vouchers under this program. AHA screens its current Section 8 waiting list for disabled persons who meet the eligibility requirements for this program. Once all of the disabled applicants on the Section 8 waiting list have been identified and assisted, AHA seeks disabled/handicapped referrals from the Dayle McIntosh Center for the Disabled, Orange County Mental Health Association, Orange County Health Care Agency, Orange County Area Agency on Aging, Orange County Alcohol Abuse Services, Anaheim Drug Abuse Services and Orange County SSA. AHA staff works with the aforementioned agencies to ensure that Section 8 Mainstream tenants are receiving the supportive services they require in order to live independently.

Section 8 Project-Based Assistance (PBA): This program links the Section 8 rental subsidy voucher to a property in exchange for the owner's agreement to rent some or all of the housing units to Section 8 tenants. New construction units, rehabilitated units and existing housing units qualify under this program. AHA has assisted 82 units under new construction Section 8 PBA as follows:

Linbrook Court: 2240 West Lincoln Avenue (25 units)

Casa Alegre: 2761 West Ball Road (22 units)

Tyrol Plaza: 891 S. State College Blvd, (35 units)

AHA has assisted 59 units under existing Section 8 PBA s follows:

Solara Court: 3335 West Lincoln Avenue (59 units).

In addition, AHA administers 100 new construction PBA units for HUD at a senior housing development, Village Center.

Relocation Benefits: This program funds relocation payments and other assistance for permanently and temporarily displaced individuals and families due to activities carried out by the Community Development Department, such as the revitalization of the South of Romneya Project and the Jeffrey-Lynne Project. Both projects were multiple-family rental complexes targeted for rehabilitation and occupancy at affordable rents to low-income families.

Family Self-Sufficiency Program Coordinators for the Section 8 FSS Program: AHA received \$46,350 in FY 1999, \$47,750 in FY 2000, \$104,918 in FY 2001, \$121,114 in FY 2002, \$122,325 in FY 2003, and \$124,548 in FY 2004 from HUD to fund an FSS coordinator (2 coordinators were funded in FY 2001, 2002, FY 2003, and FY 2004) for the Section 8 FSS Program. This position coordinates the delivery of supportive services that FSS tenants need to achieve self-sufficiency, and provides case management services to assist FSS tenants in completing their Contract of Participation.

Priority 3-2: Provide for homeless and “special needs” populations.

To implement this priority, the City/AHA will implement the following programs:

PREVENTION OF HOMELESSNESS

Section 8 Homeless Vouchers Program: AHA has set aside 91 vouchers, which are made available to very-low income homeless families and individuals. In addition to Section 8 vouchers, AHA also provides ESG funds (see OTRAPP description below) for security deposits and move-in costs, when necessary. AHA receives homeless referrals from local homeless shelters. Shelters submit a referral form to AHA certifying that a family or individual is homeless and capable of living independently and maintaining a home.

One-Time Rental Assistance Payments Program (OTRAPP): This program serves two population groups: (1) very low-income homeless families residing in a shelter/motel who have sufficient income to pay the monthly rent for permanent housing, but lack the funds necessary to pay the “upfront” costs of renting (e.g. the first and last month’s rent, security deposit, etc.); and (2) very low-income families who are “at risk” of being homeless; they currently reside in permanent housing, but due to a one-time extenuating circumstance, such as a medical bill, etc., they are unable to pay their rent. Their financial situation is such that by receiving one-time rental assistance, they are saved from possible homelessness. AHA, utilizing Federal Emergency Shelter Grant (ESG) funds, provides assistance in the form of a grant paid directly to the property owner and participants must show that they have adequate ongoing income to pay the rent after the one-time rent payment is made. AHA receives homeless referrals from local homeless shelters; shelters submit a referral form to AHA certifying that a family or individual is homeless.

Federally-Funded Emergency Shelter Grant (ESG) Program: These grants improve the quality of existing emergency shelters and increase the number of shelters for the homeless. Anaheim may distribute part of these funds to non-profit subrecipients to carry out these activities. Funds can be used for rehabilitation, essential services, homeless prevention activities, operating costs, and staff operating costs. The City is receiving \$220,734 in FY 2004-05. ESG funds are a tremendous resource for non-profit agencies providing homeless services.

For FY 2005-06, the City expects to allocate its ESG grant to service agencies as follows: Anaheim Interfaith Shelter (\$108,000), Thomas House (\$6,845), Mental Health Association (\$7,600), H.I.S. House (\$7,600), Mercy House (\$6,845), Colette’s Children’s Home (\$6,000),

WISEPlace (\$6,844) and Women’s Transitional Living Center (\$11,000). \$60,000 will be allocated for the One-Time Rental Assistance Payments Program (OTRAPP).

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)
Increase the supply of high-quality new, existing, or substantially rehabilitated rental housing.

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
In FY 2005, AHA intends to” project-base” 16 units. The addresses of these units are 1624 and 1630 S. Calle del Sol, Anaheim, CA, in census tract 875.01.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Chapter 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually. <i>Housing Element Update</i> <i>5-Year and 1-Year Consolidated Plan Document</i>	(Specify as needed)

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report <i>Exempt: Section 8 only PHA</i> Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report <i>Exempt: Section 8 only PHA</i> Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report <i>Exempt: Section 8 only PHA</i>							Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)	
Part II: Supporting Pages							Federal FY of Grant:	
PHA Name:		Grant Type and Number						
		Capital Fund Program Grant No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report <i>Exempt: Section 8 only PHA</i>							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

13. Capital Fund Program Five-Year Action Plan

Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

ATTACHMENT A FY 2004-05 CDBG BUDGET

#	Project	Requesting Department	Description/Location	FY 2003/04 Allocation	FY 2004/05 Requests	Staff Recommendation	CDAC Recommendation	City Council Approval
ADMINISTRATION								
1	CDBG Administration	Community Development	Salaries and Overhead for Grant Administration	\$340,000	\$420,000	\$378,000	\$378,000	\$378,000
2	Citizen Participation	Community Services	Provision of info. & other resources to residents participating in CDBG program	\$157,000	\$167,000	\$157,000	\$157,000	\$157,000
3	Lead-Based Paint Control/Abatement	Community Development	Federally mandated lead-based paint program	\$0	\$55,000	\$5,000	\$5,000	\$5,000
4	Fair Housing-O.C. Fair Housing Council	Community Development	Federally mandated for Fair Housing Services	\$99,504	\$99,312	\$100,000	\$99,312	\$99,312
5	Westgate Center Job Creation Administration	Workforce Development	One part-time position to ensure HUD compliance with HUD 108 guidelines	\$0	\$75,000	\$0	\$0	\$0
Administration Subtotal:				\$596,504	\$816,312	\$640,000	\$639,312	\$639,312
NEIGHBORHOOD REVITALIZATION STRATEGY AREAS/NEIGHBORHOOD IMPROVEMENT PROGRAM								
6	Neighborhood Services Division	Community Services	Operational Costs for organizing/creating/implementing neighborhood improvement action	\$197,000	\$220,000	\$210,000	\$210,000	\$210,000
7	Community Policing	Police	Operations/Staff costs for community policing services	\$830,855	\$2,186,532	\$1,800,000	\$1,062,788	\$1,062,788
Revitalization Subtotal:				\$1,027,855	\$2,406,532	\$2,010,000	\$1,272,788	\$1,272,788
HOUSING								
8	Rehab Loans	Community Development	Deferred and Direct Loans / Single-Family homes	\$320,000	\$400,000	\$335,000	\$335,000	\$335,000
9	Rehab Staff Costs	Community Development	Neighborhood Preservation Office programs	\$220,000	\$250,000	\$250,000	\$250,000	\$250,000
10	Tool Bank	Community Development	Tool rental vouchers for Single-Family homeowner/occupants	\$3,000	\$3,000	\$0	\$3,000	\$3,000
11	Relocation/Demolition	Community Development	Relocation Costs and Demolition Services for City projects	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Housing Subtotal:				\$693,000	\$803,000	\$735,000	\$738,000	\$738,000
HISTORIC PRESERVATION								
12	Historic Preservation	Community Development	Historic Preservation Coordinator	\$70,000	\$100,000	\$70,000	\$70,000	\$70,000
13	Historic Preservation Rebates	Community Development	Provides rebates up to \$5,000 to historic housing units that qualify	\$0	\$75,000	\$0	\$70,000	\$70,000
Subtotal:				\$70,000	\$175,000	\$70,000	\$140,000	\$140,000
CODE ENFORCEMENT								
14	Inspection	Planning/Code Enforcement	Operations Costs in CDBG target areas	\$1,065,899	\$1,237,435	\$1,230,000	\$1,100,000	\$1,100,000
15	Prosecution	City Attorney	Prosecution Costs in CDBG target areas	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
16	Clean-Up Campaign	Community Development	Funds to provide bins during a neighborhood clean-up.	\$0	\$10,000	\$0	\$0	\$0
17	Graffiti Removal	Planning/Code Enforcement	Supervise court-ordered vandals in graffiti removal	\$35,000	\$60,000	\$60,000	\$60,000	\$60,000
Code Enforcement Subtotal:				\$1,220,899	\$1,427,435	\$1,410,000	\$1,280,000	\$1,280,000

PUBLIC SERVICES								
City Requests								
18	Kids in Action at Ben Franklin	Community Services	Gang prevention through educational & recreational activities	\$43,400	\$43,400	\$43,500	\$43,400	\$43,400
19	Ponderosa Park Neighborhood Center	Community Services	Operational/Staffing Costs	\$75,500	\$76,922	\$76,500	\$76,500	\$76,500
20	Recreational Swim Program	Community Services	Operational/Staffing Costs	\$4,250	\$5,000	\$5,000	\$5,000	\$5,000
21	Anaheim Public Library (LIFE)	Community Services	Anaheim Public Library Literacy Is For Everyone program	\$6,500	\$0	\$0	\$0	\$0
22	Bookmobile Operational Costs	Community Services	Staff and operations cost for the bookmobiles	\$145,000	\$115,000	\$115,000	\$115,000	\$115,000
City Projects Subtotal:				\$274,650	\$240,322	\$240,000	\$239,900	\$239,900
Outside Agency Requests								
23	Anaheim Family YMCA	CSB	Sports Programs/Camping Program/Child Care Program	\$18,000	\$37,500	\$15,000	\$15,000	\$15,000
24	Anaheim Interfaith Shelter	CSB	Assist Homeless Families	\$72,000	\$75,000	\$65,125	\$65,125	\$65,125
25	Arthritis Foundation	CSB	Placement of Arthritis Self-Help Course in Anaheim	\$0	\$6,500	\$0	\$0	\$0
26	Boys & Girls Club	CSB	Provides after school activities for Anaheim youth.	\$122,000	\$194,864	\$106,375	\$106,375	\$106,375
27	Care "R" Us	CSB	Funds to assist the Muslim community of Anaheim	\$0	\$25,000	\$5,000	\$5,000	\$5,000
28	Colette's Children's Home	CSB	Provides emergency transitional shelter to women and children.	\$0	\$24,859	\$0	\$0	\$0
29	Disney Goals	CSB	Funds used to support expansion of Goals Cadets job-training program.	\$0	\$8,500	\$5,000	\$5,000	\$5,000
30	East African Community of O.C.	CSB	Funds to assist refugees with adapting to the new culture	\$2,500	\$30,000	\$5,000	\$5,000	\$5,000
31	Feedback Foundation - Homemaking	CSB	Home-delivered meals to frail/homebound seniors/Congregate	\$51,750	\$55,000	\$50,000	\$50,000	\$50,000
32	Friends Outside	CSB	Provision of a comprehensive support system for at-risk youth	\$5,000	\$20,000	\$5,000	\$5,000	\$5,000
33	Institute for Urban Research & Development	CSB	Homeless prevention program	\$0	\$20,000	\$5,000	\$5,000	\$5,000
34	Lutheran Social Services	CSB	Emergency relief assistance to Anaheim residents	\$0	\$15,000	\$0	\$0	\$0
35	O. C. Council on Aging - Ombudsman	CSB	Long term care ombudsman services	\$23,500	\$39,000	\$23,500	\$23,500	\$23,500
36	Olive Crest Treatment Centers	CSB	Child Abuse Prevention Program	\$0	\$31,625	\$0	\$0	\$0
37	Volunteer Center of Greater Orange County	CSB	Retired & Senior Volunteer Program involves seniors in volunteer service	\$8,000	\$8,000	\$5,000	\$5,000	\$5,000
38	Women Helping Women	CSB	Assists women transitioning from dependence to economic self-sufficiency	\$0	\$15,000	\$0	\$0	\$0
39	Working Wardrobes	CSB	Assists persons who are re-entering the workforce.	\$0	\$10,000	\$0	\$0	\$0
40	YES (Youth Employment Services)	CSB	Direct services to youth through a job readiness & placement program	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Non-profit Agencies Subtotal:				\$317,750	\$630,848	\$305,000	\$305,000	\$305,000
PUBLIC SERVICES SUBTOTAL:				\$592,400	\$871,170	\$545,000	\$544,900	\$544,900

PUBLIC FACILITY IMPROVEMENTS								
41	Central Library Rehabilitation	Community Services	Improvements to the Central Library	\$1,000,000	\$1,000,000	\$0	\$0	\$0
42	Tiger Woods Foundation		Facility Construction at the Dad Miller Golf Course	\$0	\$1,000,000	\$0	\$0	\$0
43	The Welcome House		Facility Expansion of Homeless Facility	\$0	\$222,520	\$0	\$0	\$0
Public Facilities Improvements Subtotal:				\$1,000,000	\$2,222,520	\$0	\$0	\$0
SECTION 108 LOAN PAYMENT								
44	Section 108 Loan Repayment	Community Development	Repayment of Section 108 loan for Walnut Grove & Ross Parks	\$420,342	\$419,285	\$419,285	\$419,285	\$419,285
SUBTOTAL:				\$420,342	\$419,285	\$419,285	\$419,285	\$419,285
PUBLIC IMPROVEMENT PROJECTS								
45	District Neighborhood Councils		Funding for projects in CDBG eligible areas	\$545,000	\$205,715	\$200,715	\$200,715	\$200,715
Public Improvements Subtotal				\$545,000	\$205,715		\$200,715	\$200,715
	District Wide	Neighborhood District Teams	Sidewalk Repair and Replacement	\$0	\$50,000	\$505,715	\$200,000	\$200,000
Subtotal:				\$0	\$50,000	\$505,715	\$200,000	\$200,000
East Anaheim Neighborhood								
	Miraloma Wall Beautification Project	Neighborhood District Teams	wall at end of Miraloma and Sunshine	\$0	\$50,000		\$200,000	\$200,000
East Anaheim Neighborhood Subtotal:				\$0	\$50,000	\$0	\$200,000	\$200,000
South Anaheim Neighborhood								
	District Wide	Community Development	Sidewalk Repair and Replacement	\$0	\$50,000		\$200,000	\$200,000
South Anaheim Neighborhood Subtotal				\$0	\$50,000	\$0	\$200,000	\$200,000
West Anaheim Neighborhood								
	District Wide	Neighborhood District Teams	Sidewalk Repair and Replacement	\$0	\$50,000	\$0	\$200,000	\$200,000
	Ariel/Olinda	Community Development	Acquire and rehab. Apartment units	\$0	\$600,000	\$0	\$0	\$0
	Ariel/Olinda	Neighborhood District Teams	Installation of traffic signal at the intersection of Knott and Danbrook	\$0	\$120,000	\$0	\$0	\$0
West Anaheim Neighborhood Subtotal:				\$0	\$770,000	\$0	\$200,000	\$200,000
PUBLIC IMPROVEMENTS SUBTOTAL				\$545,000	\$1,125,715	\$505,715	\$1,000,715	\$1,000,715
TOTAL:				\$6,166,000	\$10,266,969	\$6,335,000	\$6,035,000	\$6,035,000

ATTACHMENT B HOME FUNDING BUDGET 2004-05

#	(A) Project	(B) Description/Location	(C) FY 2004/05 Staff Recommend ation	(D) AH&CDC Recommendation	(E) CDAC Recommendation	(F) City Council Approval
1	Administration (10%)	Salaries and Overhead for Grant Administration	\$258,514	\$258,514	\$258,514	\$245,833
2	CHDO (15%)	Habitat For Humanity	\$387,772	\$387,772	\$387,772	\$351,676
3	Relocation Assistance	Relocation Assistance for Jeffrey-Lynne Tenants (Phase II)	\$200,000	\$200,000	\$200,000	\$200,000
4	Downpayment Assistance	Homebuyer Downpayment Assistance	\$918,938	\$918,938	\$918,938	\$918,938
5	Rehab: Lead Based Paint	Federally Mandated Lead Based Paint Program	\$10,000	\$10,000	\$10,000	\$10,000
6	Anaheim House (HOMES Inc.)	Rehabilitate group home for disabled men & women	\$20,000*	\$20,000	\$20,000	\$20,000
7	Developer Incentives	Provide incentives to developers of affordable housing	\$ 751,000***	\$751,000	\$751,000	\$846,201
GRAND TOTAL			\$2,585,144	\$2,585,144	\$2,585,144	\$2,592,648

*Proposed funding is in addition to the 03/04 allocation of \$12,285.

** Proposed funding is in addition to the 03/04 allocation of \$426,080

***Funding needed for Cherry Orchard Senior Rental Project

ATTACHMENT C FY 2004-05 ESG BUDGET

Applicant	Agency Service Location	Request for 2004-2005	Staff Recommendation	AH&CDC Recommendation	CDAC Recommendation	City Council Approval
City of Anaheim	Anaheim	\$ 11,277*	\$ 11,277	\$ 11,277	\$ 11,277	\$ 11,277
City of Anaheim OTRAPP (30% cap)	Anaheim	\$ 67,664	\$ 67,664	\$ 67,664	\$ 67,664	\$ 67,664
Lead-Based Paint	N/A	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800
Anaheim Interfaith Shelter	Anaheim	\$ 60,000	\$ 60,000	\$ 56,000	\$ 56,000	\$ 56,000
Colette's Children's Home	Huntington Beach	\$ 25,893	\$ -	\$ -	\$ -	\$ -
H.I.S. House	Placentia	\$ 30,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
O.C. Mental Health Association	Garden Grove	\$ 15,000	\$ 14,220	\$ 14,000	\$ 14,000	\$ 14,000
Mercy House	Santa Ana	\$ 15,000	\$ 14,220	\$ 14,000	\$ 14,000	\$ 14,000
Orange Coast Interfaith Shelter	Costa Mesa	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Thomas House	Garden Grove	\$ 20,000	\$ 10,250	\$ 10,000	\$ 10,000	\$ 10,000
WISEPlace	Santa Ana	\$ 20,000	\$ 9,867	\$ 9,867	\$ 9,867	\$ 9,867
Women's Transitional Living Center	Confidential	\$ 55,000	\$ 10,250	\$ 14,940	\$ 14,940	\$ 14,940
Grand Total		\$ 342,634	\$ 225,548	\$ 225,548	\$ 225,548	\$ 225,548

*\$11,277 is requested to fund the City's administrative costs of operating the ESG Program.

This equates to the 5% maximum cap on the total entitlement (\$225,548) for FY 2004-2005.