

PHA Plans
Streamlined 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 for certain types of 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 Annual PHA Plan
for Fiscal Year: 2006
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.

form HUD-50075-SA (4/30/2003)

Streamlined Annual PHA Plan
Agency Identification

PHA Name: *Anaheim Housing Authority* **PHA Number:** *CA-104*
PHA Fiscal Year Beginning: (mm/yyyy) *07/2006*

PHA Programs Administered:

Public Housing and Section 8
Number of public housing units:
Number of S8 units:

Section 8 Only
Number of S8 units: *6216*

Public Housing Only
Number of public housing 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:				

PHA Plan Contact Information:

Name: *Bertha Chavoya*

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TDD: (714) 765-3349

Email (if available):

bchavoya@anaheim.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

PHA's main administrative office

PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

X

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library

PHA website

Other (list below)

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

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

**Streamlined Annual PHA Plan
Fiscal Year 2006**

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS	Page #
<input type="checkbox"/> 1. Site-Based Waiting List Policies 903.7(b)(2) Policies on Eligibility, Selection, and Admissions	N/A
<input type="checkbox"/> 2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed	N/A
3. Section 8(y) Homeownership 903.7(k)(1)(i) Statement of Homeownership Programs	6
4. Project-Based Voucher Programs	8
<input type="checkbox"/> 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	N/A
6. Supporting Documents Available for Review	20
<input type="checkbox"/> 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	N/A
<input type="checkbox"/> 8. Capital Fund Program 5-Year Action Plan	N/A
B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE N/A	

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and

comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying
 for Formula Capital
 Fund Program (CFP)
 Grants: *Exempt –
 Section 8 only PHA*

Form HUD-50070, *Certification for a Drug-Free Workplace*; _
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)] *Exempt: Section 8 only PHA*

Exemptions: Section 8 only PHAs are not required to complete this component.

A. 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 B.

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:

B. 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 next component.

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)

2. Capital Improvement Needs

Exempt: Section 8 only PHA

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	<ul style="list-style-type: none">• Revitalization Plan under development• Revitalization Plan submitted, pending approval• Revitalization Plan approved• Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. 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:

5. 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:

3. Section 8 Tenant Based Assistance-Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 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? *2-3 families, because this is a new program with an undocumented success rate. It is also very difficult to implement in this area due to the high cost of housing.*

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:

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 2-3 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 June 2006.*
 - *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):

- 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.

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.

Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

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 2004-05, the AHCA provided first-time homebuyer education classes to 723 homebuyers, individual pre-purchase counseling to 406 potential homebuyers, and default/foreclosure counseling was provided to 27 homeowners. All counseling is available in both English and Spanish. AHCA staff consists of three full-time employees and one part-time employee.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

In FY 2006, AHA intends to “project base” 14 new construction PBA units at the Vine Street rental housing project, located at 415 S. Vine Street, Anaheim. This project is located in Census Tract 873. AHA intends to “project base” 141 existing PBA units at the Hermosa Village Project located at 1515 Calle Del Mar, Anaheim. This project is located in Census Tract 875.01.

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) *City of Anaheim*
2. 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 lists 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 Housing Opportunities Program For the Disabled, Section 8 Family Unification Program, Section 8 Aftercare Program, Section 8 Homeless Program, Section 8 Project-Based Voucher Program, and Section 8 Homeownership Program

- Other: (list below)

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

The Strategic Plan for the City of Anaheim’s FY 2005-2010 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, Development 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

Affordable Rental Housing Strategic Plan

In August 2005, the Anaheim City Council adopted the “Anaheim Affordable Rental Housing Strategic Plan.” The primary objective of the Plan was to establish a goal of 1,200 new affordable family rental housing units to be developed in the City of Anaheim over the next four years. The 1,200 targeted units would be split evenly between very low, low-, and moderate-income households. In addition to the new construction goal, the Plan identifies specific policies that would encourage and facilitate the development of affordable family rental housing, including: updating the current density bonus ordinance; creating a mixed use overlay with an affordability component; and streamlining the plan check process for affordable developments. The adopted Plan also requires staff to provide the City Council with

quarterly updates; and allows the City Council to review the Plan on an annual basis.

Acquisition and New Construction:

The City continues to administer 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, were recently completed and provided 180 new homes, of which 85 units are 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 are 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 has been working to improve the quality of life for the residents of this neighborhood since the early 1980s. Many factors contributed to the deterioration of the Jeffrey-Lynne neighborhood, including 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.

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 develop a comprehensive planning approach to address the problems facing the neighborhood. 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). 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. 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 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 Anaheim Housing Authority provided a loan of \$7.5 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. Phase III of the project commenced in March 2005 and will result in the creation of 76 affordable units. Funding for Phase III includes a loan from the Anaheim Housing Authority for \$7.9 million in Redevelopment Housing Set-Aside funds and will result in the creation of 76 affordable units. The developer will also receive 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.*
- *Density Bonus: Density bonuses, consistent with State law, are permitted for developments that agree to produce affordable units, particularly at the low and very low-income levels.*
- *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 median income).

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, 2006, the City has given financial assistance to 483 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, 2006, 163 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: \$508,250 (single family dwelling); \$384,000 (condo)*
- *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, 2006, 29 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, 2006, 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. As of January 31, 2006, 12 households have been assisted.*

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, 2006, 83 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, 2006, 81 police officer families have benefited from this program by purchasing a home in Anaheim.*

BEGIN Program

This program is funded under the State of California Housing and Community Development Department. Anaheim was awarded \$1,860,000 to assist low- and moderate income (less than 120% of median family income) households with loans up to \$30,000. Loans are provided at 3% interest for a 30-year loan term. As of January 31, 2006, 85 households have been assisted under the BEGIN Program.

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, 2003, and 2005 AHA received \$25,450, \$13,864, \$125,223 and \$65,040 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, 2005, first-time homebuyer education was provided to 723 homebuyers, pre-purchase homeownership counseling was provided to 406 potential homebuyers, loss mitigation/foreclosure counseling was provided to 27 homeowners, and rental counseling was provided to 22 renters and 6 homeless households. In the past three 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 updated in 2005.*

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 166 families. AHA currently has 121 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 197 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, \$124,548 in FY 2004 and \$124,784 in FY 2005 from HUD to fund an FSS coordinator (2 coordinators were funded in FY 2001, 2002, FY 2003, FY 2004, and FY 2005) 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 \$219,514 in FY 2006-07. ESG funds are a tremendous resource for non-profit agencies providing homeless services.*

For FY 2006-07, the City expects to allocate its ESG grant to service agencies as follows: Anaheim Interfaith Shelter (\$110,000), Thomas House (\$10,000), Mental Health Association (\$17,000), H.I.S. House (\$10,000), Mercy House (\$10,000), WISEPlace (\$8,000) and Women’s Transitional Living Center (\$16,037). \$38,477 will be allocated for the One-Time Rental Assistance Payments Program (OTRAPP).

6. Supporting Documents Available for Review for Streamlined 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
	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual 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 needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. 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. 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. 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. 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

		Operations and Maintenance and Community Service & Self-Sufficiency
List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. 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
	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 (Section 20-12 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs 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). Check here if included in the public housing A & O Policy.	Annual Plan: 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
X	Other supporting documents (optional) (list individually; use as many lines as necessary) <i>Housing Element Update: 1998-2005</i>	(specify as needed)
	Consortium agreement(s) and for Consortium 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor *Not Applicable*

Annual Statement/Performance and Evaluation Report 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:
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
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				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Funds Obligated
				Original	Revised	

8. Capital Fund Program Five-Year Action Plan *Not Applicable*

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name				Original 5-Year P
				Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:
	Annual Statement			
CFP Funds Listed for 5-year planning				
Replacement Housing Factor Funds				

8. Capital Fund Program Five-Year Action Plan *Not Applicable*

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
See					
Annual					
Statement					

