

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name : Housing Authority of the City of Santa Ana _____ PHA Code: <u>CA093</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>2558</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Only required with 5-year plan.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Only required with 5-year plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				
	1. Eligibility, Selection, and Admission Policies --No change to policies. 2. Financial Resources -- Received \$63,690 FSS Coordinator grant -- Applied for 45 Family Unification vouchers 3. Rent Determination – No change to policies 4. Operations and Management -- As of April 1, 2009, Mobility program will be phased out and replaced with traditional Portability for moves within County of Orange 5. Grievance Procedures -- No change to policies 6. Designated Elderly/Disabled Housing n/a		7. Community Service and Self-Sufficiency – No change to policies 8. Safety and Crime Prevention n/a 9. Pets n/a 10. Civil Rights Certification -- No change to policies 11. Fiscal Year Audit – Available for review 12. Asset Management n/a 13. Violence Against Women Act – No change to policies		
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A				

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Only required with 5-year plan.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Only required with 5-year plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Only required with 5-year plan.
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attached (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Attached (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Information regarding SAHA’s efforts for victims of domestic violence to obtain and maintain housing, and prevent domestic violence in assisted families, in accordance with the Violence Against Women Act (VAWA) of 2005:

- Applicants who are victims of domestic violence are given a priority on SAHA’s wait list.
- SAHA coordinates closely with the County of Orange’s Domestic Violence Office for referrals and to ensure applicants who are victims of domestic violence obtain housing assistance as quickly as possible.
- Information on details of VAWA as pertaining to owner/tenant relations and evictions is mailed to all property owners.
- SAHA’s administrative plan details restrictions on terminating assistance for victims of domestic violence, as well as guidelines on terminating assistance for perpetrators of domestic violence.

Tenant Advisory Committee
Members
January 15, 2009

Larry Buchanan

Thath Dang

Alirio Echegoyen

Lourdes Espinoza

Maria Gil + one

Elena Guardado + one

Francine Harris + one

Rosie Hendley + one

Tuong Lam Duc Le + two

Henry Hao Van Le

Hector Lozano + one

Julio Mendizabal + one

Thang Duc Nguyen

Edna Nunn

James Penney

Ly Thi Pham

Yolanda Ramirez

Susana Rios

Rueben Sanchez + one

Sofia Sanchez + one

Deborah Sparks

Tien Ta

Thuan Thai

Tenant Advisory Committee

January 15, 2009

Thirty-three members attended the committee meeting, with roughly equal numbers of English, Spanish, and Vietnamese speakers present. The following questions were used to guide the discussion. Bilingual staff facilitated the meeting. Comments received are summarized below.

How has having a Housing Voucher enhanced or detracted from other areas of your life, besides housing? What impacts has paying only 30% of your income toward monthly rent had on your household?

- Helps us be able to focus on education to become more self sufficient.
- With less employment, and less work hours, lucky to pay only this portion towards rent.
- Less worry knowing my housing is stable during bad economic times.
- I am able to afford a unit large enough for my family. Previously, we were crowded in a small unit.
- Able to start a home-based business, and save each month towards building that business (e.g. purchase equipment to expand landscaping business).

When you were choosing your present unit, did you experience any difficulties as a Voucher holder? Did any property owners or managers turn you away because you were a Voucher holder?

- Some owners did not want two payments per month.
- Were not comfortable with HQS standards and inspections.
- Did not want to negotiate rent with Housing Authority
- Fearful of damage to unit based on rumors of assisted tenants.
- Too much paperwork / too many restrictions.
- Not comfortable with time limits on repairs to unit (abatement).
- Best and newest apartments do not accept housing vouchers.
- Asked to pay higher deposit than non-assisted tenants.
- Get offered shorter leases than non-assisted tenants.

Think about your current home and your neighborhood. Is it exactly where you would choose to live? If you could live anywhere, where would it be? And why?

- Unit is great (a hard to find 5-bedroom), but neighborhood is bad... crime, graffiti, and littering from nearby church and school.

- One family was not happy with present unit because child was associating with ‘wrong crowd’ in the neighborhood. They are beginning search for new unit.
- Costs of moving (deposits, etc) prevent moving from where they are satisfied to where they may be even happier.
- Overwhelming majority liked where they lived and proximity to their community, schools, shopping, etc.
- Would like to find a rental house instead of an apartment.

Do you know about the Fair Housing Council of Orange County?

Although 100% of tenants receive information on the Council during their initial voucher briefing and at each change of unit, only 10% of the Vietnamese group and zero from the Spanish group stated they were aware of the Fair Housing Council. 100% of the English group was familiar with the Council.

Have you ever contacted the Fair Housing Council, or used their services?

- Two members from the English group had written letters to the Fair Housing Council.

Tell us about our customer services to you.

Remember the last time we contacted you by telephone. How did it go?

- Good to have a person answer the phone.
- Housing worker’s voice mail message was not updated; client didn’t know she was out for several days.

Next, think about a recent notification by mail.... Did it provide enough information and was it easy to understand?

- Letters are easily understandable and received in enough time before the event/appointment.
- Tenant newsletters are useful and interesting.

Now picture when you last came to City Hall for an appointment. Describe your experiences at our Reception Desk.

- Excellent. Receptionist is always courteous and professional.
- If a foreign language speaker is needed, one is found quickly.
- When it is busy at the front desk, other staff members step in to help. This is greatly appreciated.

How about during the re-examination interview with your Housing Specialist?

- Those who had their re-examinations conducted by mail enjoyed the convenience.
- Paperwork requirements are spelled out and easy to follow.

Last, tell us about when the staff member visited your home for the annual HQS inspection. What went well, and what could be improved?

- One family would like shorter inspection appointment windows, e.g. two-hour timeframes instead of four-hour timeframes.
- Families reported good awareness of status of pass/fail items from the inspector. Good communication between tenants and inspectors.
- One client would like more information on the time limit owner has to conduct repairs.

Other comments or recommendations.

- Letter of recommendation from the Authority for use by tenants to use during other change of unit, especially for those who have track record of no tenant-caused HQS violations, etc. This would help client market themselves to prospective landlords/managers.
- One client expressed concern she might lose her assistance as a result of all the government cutbacks.
- One client was concerned about becoming a portable client of another housing agency once County-wide Mobility transitions to Portability. She stated she was hoping the customer service at the new Authority would be as good as Santa Ana's.

Public Hearing

March 3, 2009

The City of Santa Ana's Community Redevelopment and Housing Commission held a Public Hearing on March 3, 2009 to receive comments on the proposed Annual Plan.

The comments were:

Commissioner Vasquez inquired what follow-up was offered to tenants who reported being asked to pay higher deposits or offered shorter leases than non-assisted tenants. These tenants were advised to contact the Fair Housing Council of Orange County regarding possible housing discrimination.

Commissioner Vasquez expressed concern that the Spanish-speaking committee members were not familiar with the Fair Housing Council. All tenants receive printed information in their respective language regarding the Council and its services at initial voucher issuance and at each change of unit. Additional information in all three languages will be given to families during annual re-examination interview, including a take-home flier with contact information.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Being on behalf of the Board of Commissioners of the Public Housing Agency (PHA) named below, as its Chairman or other authorized PHA official (here, its Board of Commissioners), I approve the submission of the _____ 5-Year and Annual PHA Plan for the PHA fiscal year beginning 10/1/2010 (hereinafter referred to as "the Plan") of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable HUD housing strategy (city strategy for any plan participating under 804(g)) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local Title II authority that the Plan is consistent with the applicable Capital Fund Plan, which includes a certification that (equivalent to the submission of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction) and a description of the manner in which the PHA Plan is consistent with the applicable Capital Fund Plan.
3. The PHA certifies that there has been no change (significant or otherwise) to the Capital Fund Program (and Capital Fund Program-Related Housing Factors Annual Statement) that submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement Package (as applicable) Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Board, the membership of which represents the residents assisted by the PHA, in consultation with the Board or Boards, in developing the Plan, and a consideration of the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA has, with the proposed Plan and all information relevant to the PHA, including, but not limited to, a public hearing, published a notice that a hearing would be held and invited the public to a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
7. The PHA will, through its fair housing program, by extending its fair housing program or proposed programs, identify any impediments to fair housing that exist within these programs, address those impediments in a reasonable and effective view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiative to affirmatively further fair housing goals, require the PHA's involvement and maintain records reflecting the analysis of such factors.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits copies of data to HUD's secure PHLCHS database in an accurate, complete and timely manner (as specified in PHA Notice 0666-04).
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which a resident, including basic information about available units, and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
 - Adoption of site-based waiting lists will not violate any court order or settlement agreement or litigation consistent with a pending complaint brought by HUD.
 - The PHA shall take reasonable measures to assure that each waiting list is consistent with affirmatively furthering fair housing.
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR, part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Age-Related Barriers Act of 1988 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Section 504, Provisions for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 5 of the Housing and Urban Development Act of 1955, Employment Opportunities for Low or Very Low Income Persons, and with the implementing regulation at 24 CFR Part 155.

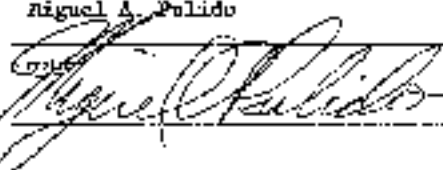
12. The PHA will comply with requirements for construction of the Lead-based Renovation, Repair and Painting (RRP) Act of 2008 and implementing regulations at 29 CFR Part 61 as applicable.
13. The PHA will take appropriate notice of the section for small amounts of lead paint and cosmetic business enterprises under 29 CFR 61.105(b).
14. The PHA will provide the responsibility of HUD any other entity for the responsible party set forth in the carry out of the National Lead-based Renovation, Repair and Painting Act and related entities in accordance with 24 CFR Part 58 as they may be revised.
15. With respect to public works, the PHA will comply with Davis-Bacon or HUD Wage and Work Rate Requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 35.19 and 35.19(a) and 35.19(b) and to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Renovation, Repair and Painting Act, the Residential Lead-Based Paint Hazard Reduction Act of 1991, see 24 CFR Part 35.
18. The PHA will comply with the pallets, go, debris, and regulations of OMB Circular No. A-87 (OMB Principles for State, Local and Tribal Governments), 24 CFR Part 225, and 24 CFR Part 35 (Administration, Requirements for Grants and Cooperative Agreements to State, Local and Tribal Governments) and 24 CFR Part 35 (Administration, Requirements for Grants and Cooperative Agreements to State, Local and Tribal Governments).
19. The PHA will undertake only activities that are approved by the Plan in a formal, consistent, written Plan and will utilize approved materials only for activities that are approved under the regulations and included in the Plan.
20. All attachments to the Plan have been and will continue to be available to all interested parties. The PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and other offices and locations specified by the PHA in the PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this contract that:
 - (1) The Resident Advisory Board has an opportunity to review and comment on this contract to the policies and programs before implementation by the PHA;
 - (2) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (3) The revised policies and programs are available for review and inspection at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable federal statutory and regulatory requirements.

Boarding Authority of the City of Santa Ana
 PHA Name

GA 093
 PHA Number/BA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____
 Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that the information stated herein is true and correct information to the best of my knowledge and belief. I, the undersigned, am duly qualified to sign this statement. (HUD Form HUD-903.001, 01/01/00)

Name of authorized official Riguel A. Pulido 	Title Chairman Date April 7, 2009
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RESOLUTION NO. HA 2009-002

A RESOLUTION OF THE HOUSING AUTHORITY OF THE
CITY OF SANTA ANA APPROVING THE ANNUAL PLAN
FOR FISCAL YEAR 2009-2010

BE IT RESOLVED BY THE MEMBERS OF THE HOUSING AUTHORITY OF THE
CITY OF SANTA ANA, AS FOLLOWS:


Section 1. The Housing Authority of the City of Santa Ana conclusively finds,
determines and declares as follows:

- A. The Housing Authority of the City of Santa Ana (the "Authority") is required by the U.S. Department of Housing and Urban Development ("HUD") to have an Annual Plan due to the fact that the Authority administers a Section 8 Rental Assistance Program.
- B. The purpose of the Authority's Annual Plan is to advise HUD, program participants and members of the public of its mission and strategy to serve the needs of very low-income families. It provides information about the current operations of the Authority including programs, participants, services for the upcoming year, and any operational or tenant concerns.
- C. The Authority is required to review its operations and needs on an annual basis with input from a Tenant Advisory Committee comprised of Section 8 participants. The Tenant Advisory Committee met on January 15, 2009, to review the Annual Plan for fiscal year 2009-2010, and all comments from said meeting are incorporated into the Annual Plan, as required by HUD regulations.
- D. HUD regulations require a forty-five (45) day comment period. On January 17, 2009, notification was published in the Orange County Register that the draft plan was available for public review. The public comment period ended on March 3, 2009. Further, a public hearing was held by the Community Redevelopment and Housing Commission on March 3, 2009, and all comments received at the hearing are included in the final documents to be submitted to HUD.

Section 2. The fiscal year 2009-2010 Annual Plan of the Housing Authority of the City of Santa Ana is hereby approved and adopted. Said Annual Plan shall be submitted by the Authority to HUD.

Section 3. This Resolution shall take effect immediately upon its adoption by the Authority Board, and the Recording Secretary for the Authority shall attest to and certify the vote adopting this Resolution.

ADOPTED this 6th day of April, 2009


Miguel A. Pulido
Chair

APPROVED AS TO FORM:
Joseph W. Fletcher, General Counsel

By: 
Lisa E. Storck
Assistant Counsel

AYES: Councilmembers: Alvarez, Benavides, Bustamante, Martinez, Fulido, Sarmiento, Tinajero (1)

NOES: Councilmembers: None (0)

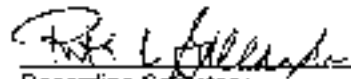
ABSTAIN: Councilmembers: None (0)

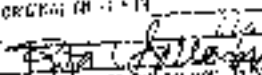
NOT PRESENT: Councilmembers: None (0)

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, PATRICIA E. HEALY, Secretary to the Housing Authority, do hereby attest to and certify the attached Resolution No. HA 2009-002 to be the original resolution adopted by the Housing Authority of the City of Santa Ana on April 5, 2009.

Date: April 9, 2009


Recording Secretary
Housing Authority
City of Santa Ana

THE FOREGOING DOCUMENT IS A TRUE, CORRECT & FIDELITY COPY OF
THE ORIGINAL ON FILE IN THE OFFICE.
THE ORIGINAL IS FILED IN _____
ATTEST:  April 9, 2009
By: _____
CITY OF SANTA ANA