

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: <u>City of Anaheim Housing Authority</u> PHA Code: <u>CA 104</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>Zero</u> Number of HCV units: <u>6,258</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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.) <i>NOT APPLICABLE</i>												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	PH	HCV						
PH	HCV												
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: <i>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</i>												

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. PLEASE SEE ATTACHMENT I
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>No revisions</i></p> <p>(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.</p> <p><i>Copies of the 5-Year and Annual PHA Plan, as well as the documents that address the PHA Plan elements, can be obtained at the Anaheim Housing Authority (AHA) office located at 201 S. Anaheim Blvd., Suite 203, Anaheim, CA</i></p> <ul style="list-style-type: none"> ▪ Eligibility, Selection and Admission Policies, Including Deconcentration and Wait List Procedures: <i>AHA Administrative Plan</i> ▪ Financial Resources: <i>Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2008-2009.</i> ▪ Rent Determination: <i>AHA Administrative Plan</i> ▪ Operations and Management: <i>AHA Administrative Plan</i> ▪ Grievance Procedures: <i>AHA Administrative Plan</i> ▪ Designated Housing for Elderly and Disabled Families: <i>Not applicable – AHA has no public housing units</i> ▪ Community Services and Self-Sufficiency: <i>Not applicable – applies only to PHAs with public housing units</i> ▪ Safety and crime prevention: <i>Not applicable – applies only to PHAs with public housing units</i> ▪ Pets: <i>Not applicable – applies only to PHAs with public housing units.</i> ▪ Civil Rights Certification: <i>5-Year and Annual Consolidated Plan Document (CPD)</i> ▪ Fiscal Year Audit: <i>See audit for fiscal year ending 6/30/2009</i> ▪ Asset Management: <i>Not applicable – applies only to PHAs with public housing units</i> ▪ Violence Against Women Act (VAWA): PLEASE SEE ATTACHMENT II – “STATEMENT OF VAWA ACTIVITIES”
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>AHA intends to allocate Section 8 Project-Based vouchers to the following projects in FY 2010:</i></p> <p><u>New Construction</u> <i>Manchester Court: 2125 S. Manchester Avenue, Anaheim (39 PBV units)</i> <i>Orangewood Vistas: 915 E. Orangewood Avenue, Anaheim (39 PBV units)</i></p> <p><u>Rehabilitation</u> <i>Casa Del Sol: 1820 W. Gramercy Avenue, Anaheim (4 PBV units)</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NOT APPLICABLE</p>
8.1	<p>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. NOT APPLICABLE</p>
8.2	<p>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. NOT APPLICABLE.</p>
8.3	<p>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. NOT APPLICABLE</p>

9.0	<p>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.</p> <p><i>PLEASE SEE ATTACHMENT III</i></p>
9.1	<p>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.</p> <p><i>PLEASE SEE ATTACHMENT IV</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. PLEASE SEE ATTACHMENT V.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” NONE.</p>
11.0	<p>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.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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. PLEASE SEE ATTACHMENT VI.</p> <p>(g) Challenged Elements None.</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

ATTACHMENT I

5.2 – GOALS AND OBJECTIVES

The following are Anaheim Housing Authority's (AHA) goals and objectives for the next five years (2010-2014):

PHA Goal: Expand the supply of assisted housing

Objectives:

- *Apply for additional rental vouchers*
- *Create additional affordable housing through new construction and rehabilitation*

PHA Goal: Improve the quality of assisted housing

Objectives:

- *Maintain high performer SEMAP Score*
- *Increase customer satisfaction*
- *Seek opportunities to refurbish low-income neighborhoods characterized by absentee landlords, substandard living conditions and high crime.*

PHA Goal: Increase assisted housing choices

Objectives:

- *Provide information on voucher mobility*
- *Conduct outreach efforts to potential voucher landlords*
- *Expand affordable housing opportunities for low/very low income households and the handicapped/disabled*

PHA Goal: Promote self-sufficiency of assisted households

Objectives:

- *Increase participation in the Section 8 Family Self-Sufficiency Program to the minimum program size.*
- *Provide or attract supportive services to assist FSS participants in meeting their FSS goals*
- *Provide or attract supportive services to increase independence for the elderly or families with disabilities.*

PHA Goal: Ensure equal housing opportunity in housing

Objectives:

- *Undertake affirmative action measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability*
- *Undertake affirmative action measures to ensure accessible housing to persons with all varieties of disabilities.*

PHA Goal: Expand the Continuum of Care to assist the homeless population in Anaheim through the following activities:

Objectives:

- *Continue to provide assistance to emergency and transitional housing shelters with Emergency Shelter Grant (ESG) funds.*
- *Continue to set aside 91 Section 8 vouchers for the homeless*
- *Continue the One-Time Rental Assistance Payments Program (OTRAPP) to provide move-in costs (security deposits, utility hookup fees) to two population groups:*
 - *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*
 - *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.*
- *Continue to utilize the Project-Based Voucher option of Section 8 Housing Choice Voucher program to support affordable housing developments that provide services to the homeless.*

Please see Section 10 (Attachment V) for a report on the progress AHA has made in meeting the goals and objectives described in the previous Five-Year Plan (2005-2009)

ATTACHMENT II

6.0 -- #13: VIOLENCE AGAINST WOMEN ACT (VAWA) ACTIVITIES

IMPLEMENTATION OF VAWA

The Anaheim Housing Authority (AHA) has prepared a policy for the implementation of the Violence Against Women Act (VAWA) of 2005. It has notified its tenants and owners of the new law and how it impacts Section 8 tenants and owners. AHA includes information about VAWA in its voucher briefing packets. AHA has amended its Administrative Plan to incorporate the requirements under VAWA and to state the policies and procedures it will utilize to implement VAWA.

The following is a description of programs and services available in the City of Anaheim to victims of abuse and violence:

AHA is a part of the Community Development Department of the City of Anaheim. The City receives Emergency Shelter Grant (ESG) funds, which are administered by the Community Development Department. The ESG Program improves the quality of existing emergency and transitional shelters, and increases the number of shelters for the homeless. Funds are distributed to nonprofit organizations to carry out these activities. Funds can be used for rehabilitation, essential services, homeless prevention activities, operating costs, and staff operating costs. In the current fiscal year (FY 2009-10), two domestic violence shelters have been awarded ESG funds:

Interval House operates seven shelters and outreach centers for women and children victims of domestic violence. Their core services include 1) emergency crisis hotline counseling 24 hours a day, seven days a week; 2) individual counseling sessions to domestic violence victims and their children; 3) group counseling sessions to domestic violence victims and their children; and 4) emergency and transitional shelter to domestic violence victims and their children. Their services are offered in 45 languages.

Interval House also provides domestic violence individual and group counseling and legal assistance services on-site at the City of Anaheim's three Family Resource Centers

Women's Transitional Living Center (WTLC) provides emergency and transitional shelter, as well as services, to women and children victims of domestic violence. They are the only shelter in the area that accepts clients with active substance abuse and/or mental health issues, and boys over the age of 13. WTLC provides a complete continuum of care for abuse victims, with services designed to help them become safe, healthy and independent. Current programs include: Safety Net Emergency Motel Shelter Program which provides food, shelter, clothing, transportation, translation services, and crisis/referral/resource/legal immigration assistance; 45/90-Day Emergency Shelter Program, which provides case management, counseling, educational

process/empowerment groups, children's programs, 24/7 hotline training/placement, work experience programs, substance abuse treatment, and on-site medical care; and the Step-Two Transitional Shelter Program that offers up to a two-year stay in the shelter with services designed to be an extension of those provided in the emergency shelter.

WTLC currently has victim advocates stationed at the Anaheim, Garden Grove, and La Habra Police Departments. These advocates contact victims of violence and abuse and offer them services, such as counseling, legal assistance, and medical assistance.

The Anaheim Family Justice Center opened in August 2006 and is a "one-stop shop" for victims of violence and abuse. The Justice Center co-locates many resources to effectively and efficiently address domestic violence, child abuse, elder/dependent abuse, and sexual assaults. It provides a linear continuum of services to victims of abuse and violence. The Center houses staff from the Anaheim Police Department Family and Sex Crimes Detail, a Deputy District Attorney/investigator, Orange County Child and Family Services, two full-time City Attorneys, and chaplain/members of the faith community. WTLC is the primary shelter and advocacy agency providing services at the Justice Center.

AHA publishes information about VAWA and the Anaheim Family Justice Center in its Section 8 tenant newsletter which is mailed bi-annually to all participants in the Section 8 Program.

AHA staff refers applicants/tenants experiencing domestic violence and abuse to the above referenced organizations. The shelters encourage their clients to apply for the Section 8 Housing Choice Voucher Program so that when their shelter stay is over, they have access to decent, safe, and affordable housing for themselves and their children.

ATTACHMENT III
9.0 – HOUSING NEEDS

ANAHEIM COMMUNITY PROFILE

The City of Anaheim is approximately 50 square miles in size and is Orange County's second most populous city, with an estimated population of 328,000. It is predicted that Anaheim will continue to grow over the next 25 years to an estimated population of 365,500. The median age of Anaheim's residents in 2000 was 30.3; approximately 92% of Anaheim residents are under the age of 55. Current demographic data indicate that 47% of Anaheim's residents are Hispanic/Latino. In terms of race, 54.8% of Anaheim's residents are White, 24.2% are Asian, 2.7% are African American/Black, and 18.3% are identified as Other. There are 96,969 households in Anaheim. With 3.3 persons per household, Anaheim has the second largest average household size in Orange County. Based on 2000 Census data, approximately 49% of Anaheim's households earn less than 80% of the area median income and therefore qualify for HUD-funded activities designed to benefit lower income persons. In addition, according to 2000 Census data, it is estimated that 14% of Anaheim's residents live at or below the poverty level.

The 2000 Census Sample Data reported a total of 99,592 housing units in the City. About 52 percent of the dwelling units in the City of Anaheim in the year 2000 were single-family homes, with approximately 44 percent multi-family, and about 4 percent mobile homes. Over the last ten years, 7,599 new homes were built in the City. Of these, 5,907 were single-family units and 1,692 were multi-family units. The number of mobile homes decreased from 4,441 to 4,076 during the same period. Overall, the City experienced a 7.8 percent increase in housing units.

Overview of Housing Needs in Anaheim

Households who contribute more than 30% of their monthly income for rent are considered to have a high rent burden. According to the 2000 U.S. Census, 45.4% of renter households in Anaheim spent 30 percent or more of their household income on rent in 1999. Twenty percent spent 50% or more on rent. Of the renter households experiencing overpayment, 37% are extremely low income and 36% are very low income. AHA currently administers 6,258 Section 8 Housing Choice Vouchers, however, the need for rental assistance in Anaheim far exceeds the resources. There are currently 13,900 households on the waiting list for Section 8 assistance.

An overcrowded household is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchens, hallway and closet space). According to the Southern California Association of Governments (SCAG), 39 percent of Anaheim's renter households are overcrowded. Twenty-three percent of overcrowded renter units are extremely low income. Twenty-nine percent of overcrowded renter units are very low income and 20% are low income.

Elderly persons are described by the U.S. Department of Housing and Urban Development as persons 62 years and older. They often have special needs related to housing location and construction. According to the 2000 Comprehensive Housing Affordability Strategy (CHAS) data, 62% of elderly renter-occupied households experience overpayment issues.

Access and affordability are the two major housing needs for person with disabilities. According to 2000 CHAS data, 57% of the total households with mobility and self-care limitations experience some sort of housing problems, including high rent burden, overcrowding and/or lack of kitchen facilities and plumbing systems.

Large households are defined by State housing law as households having five or more persons within the same household. Large households are considered a special needs group because they require larger bedroom counts. In the year 2000, 22,970 (23.7%) of the total households in Anaheim had a household size of 5 or more. Of the large households, 58% were renter occupied and 42 percent were owner-occupied.

Female-headed households are a special needs group due to comparatively low rates of homeownership and high poverty rates experienced by this group. According to the 2000 U.S. Census, there were 6,823 female-headed households in Anaheim with children and 5,450 without children. Twenty one percent of the female headed households in Anaheim were below poverty level. Of those below poverty level, 90% had children under age 18.

The chart, on the following page, from the City of Anaheim's Consolidated Plan Document (CPD) for the period of 2005-2010, summarizes the City of Anaheim's housing needs:

**Table 8 (HUD Table *TABLE 2A)
Priority Needs Summary Table**

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		UNMET¹ Need	GOALS
Renter	Small Related	0-30%	High	3,218	≥1568
		31-50%	Medium	4,017	1532
		51-80%	Low	2,850	1018
	Large Related	0-30%	High	2,749	584
		31-50%	Medium	3,587	268
		51-80%	Low	3,436	132
	Elderly	0-30%	High	1,377	1377
		31-50%	Medium	967	683
		51-80%	Low	460	460
	All Other	0-30%	High	1,407	580
		31-50%	High	1,305	114
		51-80%	High	1,439	7
	Owner	0-30%	Low	1,954	0
		31-50%	Medium	2,579	23
		51-80%	High	4,659	142
Special Needs		0-80%	Medium	5,117	22
Total Goals					8510

¹ Source: CHAS Dataset; 2000 Census. Numbers based on households with any housing problem, which includes excessive cost burden

Homeless Population:

According to the City of Anaheim Community Services Department, there are between 1,542 and 3,280 individuals who experienced an episode of homelessness in the City during 2004. Of these individuals, between 1,079 and 2,296 were in families with children. Between 463 and 984 of the total homeless persons were chronically homeless. These individuals require a variety of support and housing services, including a needs assessment, emergency shelter, transitional housing, and access to permanent housing. These services are provided by Anaheim’s continuum of care system, which is sustained by the City’s public- and community-based service agencies. The following charts provide a detailed breakdown of the needs of the homeless in the County of Orange (this data was not available for the City of Anaheim):

**TABLE 18 (HUD TABLE 1A)
COUNTY OF ORANGE
HOMELESS AND SPECIAL NEEDS POPULATIONS**

COC Housing Gaps Analysis Chart

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	1,169	0	5,131
	Transitional Housing	787	83	3,330
	Permanent Supportive Housing	657	53	11,117
	Total	2,613	136	19,578
Persons in Facilities with Children				
Beds	Emergency Shelter	214	12	9,574
	Transitional Housing	1,074	453	13,172
	Permanent Supportive Housing	781	0	95,791
	Total	2,069	465	118,537

COUNTY OF ORANGE

COC HOMELESS POPULATION AND SUBPOPULATIONS CHART

The information below is based on statistically reliable, unduplicated counts/estimates of homeless persons living in sheltered and unsheltered locations at a one-day point in time.

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transition		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	1,169 (N)	787 (N)	8,544 (E)	10,500
2. Homeless Families with Children	76 (E)	384 (E)	8,290 (E)	8,750
2a. Persons in Homeless Families with Children	214 (N)	1,074 (N)	23,211 (E)	24,499
Total (lines 1 + 2a)	1,383	1,861	31,755	34,999
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless ²	958 (A)			
2. Severely Mentally Ill	51 (A)		2,167 (E)	2,218
3. Chronic Substance Abuse	1,018 (A)		5,310 (E)	6,328
4. Veterans	0 (A)		471 (E)	471
5. Persons with HIV/AIDS	33 (A)		1,996 (E)	2,029
6. Victims of Domestic Violence	375 (A)		6,613 (N)	6,988
7. Youth/Emancipated Youth	79 (A)		413 (E)	492

Data Source Codes: (A) Administrative Records (N) Enumerations (S) Statistically Reliable Sample (E) Estimates

² Chronically Homeless “Sheltered” figure includes 51 “Sheltered” individuals included in Part 2, Row 2 (“Severely Mentally Ill”).

ATTACHMENT IV

9.1 – STRATEGY FOR ADDRESSING HOUSING NEEDS

The Strategic Plan for the City of Anaheim’s FY 2005-2010 Consolidated Plan Document (CPD) identifies five goals to work toward during the five year period covered by the CPD. Goal Number 1 of the Plan -- Increase and Maintain Homeownership, Goal Number 2 – Renter Housing Needs -- and Goal Number 3 – Homeless Needs -- specifically pertain to AHA’s PHA Plan:

GOAL NUMBER 1: *There is a need to expand and maintain owner-occupied housing opportunities for Anaheim households regardless of income. This strategy consists of the following objectives:*

- 1. Create new affordable ownership housing opportunities*
- 2. Increase the number of homeowners*
- 3. Preserve existing supply of ownership housing*

The City has undertaken various programs and projects intended to increase and maintain the levels of homeownership. Expanding owner-occupied housing opportunities for Anaheim households, regardless of income, is the driving force behind the City’s five-year CPD. The following is a narrative description of housing programs and projects that provide affordable housing opportunities and assist the City in meeting its homeownership goals.

Affordable Homeownership Programs

The following is a narrative description of the City’s programs that provide affordable homeownership opportunities for low-income households:

- **Homebuyer Loan Assistance Programs**
The intent of the City’s homeownership programs is to provide homeowner education and gap financing needed by low and moderate income households in order to enable them to purchase a home. The City utilizes the following programs to help low and moderate income individuals/families become homeowners in Anaheim.
 - **HOME Homebuyer Program:** *This program, utilizing Federal HOME Program funds, provides deferred payment second mortgage loans to assist low income households purchase a home. This loan program offers a three percent simple interest rate and monthly loan payments that are deferred up to 30 years. The maximum loan amount is \$125,000. Homebuyers are required to provide a minimum three percent down payment. \$1,347,000 was spent from 2005-2009 to provide assistance to 27 households under this program.*
 - **American Dream Downpayment Initiative (ADDI):** *This program, funded with the HOME Program funds, provides deferred subordinate mortgage loans to help low income first-time homebuyers purchase a home. The program offers a three percent simple interest rate and monthly payments that are deferred for up to 30 years. The maximum loan amount is the greater of \$10,000 or six percent of the*

purchase price of the home. \$277,000 was spent from 2005-2009 to provide assistance to 14 households under this program.

- *Second Mortgage Assistance Program (SMAP): This program, funded with Redevelopment Housing Set-Aside funds, provides deferred payment second mortgage loans to help households up to 120 percent of the area median income to purchase a home. This loan program offers a five percent simple interest rate and monthly loan payments that are deferred up to 30 years. The loans are available for up to 15 percent of the home value or a maximum of \$100,000. Homebuyers are required to provide a minimum three percent downpayment in addition to the closing costs. \$1,976,000 was spent from 2005 – 2009 to provide assistance to 32 households under this program.*
- *New Affordable Housing Construction: Colony Park is a 40-acre residential development that will consist of approximately 452 for-sale units and 400 rental units. Phases I and II of the for-sale component is currently under construction and will offer more than 64 affordable homes for sale to low and moderate income households. Sales are currently underway. The City will use a combination of the State Housing Enabled by Local Partnerships (HELP) Program, ADDI, Building Equity and Growth in Neighborhoods (BEGIN) Program, CalHome Program and Redevelopment Housing Set-Aside funding up to a maximum amount of \$125,000 in assistance per qualified homebuyer. In June 2008, the Redevelopment Agency entered into an Exclusive Negotiation Agreement with Brookfield Homes for Colony Park – Phase III, which will consist of approximately 182 for sale units (46 affordable to low income households); a timeline for construction has not yet been determined. In addition to the Colony Park development, Habitat for Humanity completed four single family detached homes and were sold to very low income families. The homes were completed in September 2009.*
- *CalHome Program: In September 2008, the California Department of Housing and Community Development awarded the City \$900,000 for homebuyer down payment assistance. In FY 2007-08, the California Department of Housing and Community Development awarded the City \$600,000 in downpayment assistance funds for low income homebuyers. Loans up to \$40,000 are provided at three percent simple interest for a 30-year loan term. \$827,000 was spent from 2005 – 2009 to provide assistance to 32 households under this program.*
- *Housing Enabled by Local Partnerships (HELP) Program: In April 2007, the City submitted an application in to the California Housing Finance Agency (CalHFA) and was approved for \$1,250,000. These CalHFA funds are providing downpayment loans to low income homebuyers who are purchasing a new or resale home in Anaheim. The funds are a loan to the City and must be repaid to CalHFA within 10 years. In addition, the funds must be expended within two years. Homebuyers may obtain loans of \$25,000, for a 10-year term at 3% fixed,*

simple interest. \$1,389,000 was spent from 2005 – 2009 to assist 57 households under this program.

- Individual Development Empowerment Account (IDEA) Program: The Federal Home Loan Bank, through its IDEA Program, is providing matching funds for Section 8 Housing Choice Voucher Homeownership clients who are also participants in the Family Self-Sufficiency (FSS) Program, and have savings through that program for the purchase of a home. These funds were awarded in 2003, and are still available to FSS clients, as the Anaheim Housing Counseling Agency (AHCA) implements the Section 8 Homeownership Program. The amount of \$50,000 is available with a maximum grant of \$15,000 for the Program. The Program also matches each \$1 of homebuyer downpayment funds with \$3 of IDEA funds. During FY 2008-09, no IDEA loans were funded.
- Building Equity and Growth in Neighborhoods (BEGIN) Program: The California Department of Housing and Community Development awarded the City funds for downpayment assistance through its BEGIN Program for the new construction homeownership project at Colony Park (Harmony development on the Olive Street development for \$1,020,000, 34 affordable units). Low and moderate income homebuyers qualify for a maximum loan amount of \$30,000 at three percent simple interest for a 30-year loan term. \$2,190,000 was spent from 2005 – 2009 to assist 74 households under this program.
- Equity Participation Assistance Loan (EPAL) Program: The Anaheim Redevelopment Agency (Agency) provides downpayment loans to low and moderate income homebuyers who purchase new affordable homes in one of several new and future mixed income homeownership projects. Homebuyers receive loans up to \$100,000, with a 45-year loan term and a 5% fixed, simple interest rate. \$1,008,000 was spent from 2005 – 2009 to assist 52 households under this program.
- Anaheim Housing Counseling Agency Program (AHCA): The AHCA provides information, education, counseling and assistance to renters, homebuyers/homeowners, including rental information, homebuyer programs, homeownership counseling, default/foreclosure counseling and reverse mortgage counseling. AHCA is a U.S. Department of Housing and Urban Development (HUD) certified housing counseling agency and has received HUD funding in the past. In FY 2005-06, AHCA received a grant of \$65,040. In FY 2006-07 AHCA received a grant for \$48,130. In FY 2007-08, the AHCA received a grant for \$30,846. In FY 2008-09, the AHCA submitted a funding application to HUD for \$73,886; however no funding was awarded.

The AHCA offered counseling to 967 households during the last five years. In addition, AHCA held ten eight-hour Homebuyer Education classes, which were attended by 286 people in 2008-09. AHCA staff responded to 428 client requests for one of the following:

- Referrals

- *New home interest list*
- *Homebuyer education*
- *Housing counseling on renting, purchasing, ownership and defaulting*
- *Provided housing counseling to 98 households*
- *Sponsored 2009 Homebuyer Fair, which was attended by 300 households*

Developer Incentives Program

This program offers developer incentives to promote housing development. The Developer Incentives Program is funded with HOME and Redevelopment Housing Set-Aside funds. Incentives and concessions offered to developers to offset the increased costs associated with affordable housing program requirements include the following:

- *Development Fees: Developers may receive financial assistance to cover various development fees.*
- *Land Cost Write-Downs: The Redevelopment Agency/City may assist developers by writing down the land cost in exchange for the developer providing affordable units.*
- *Pre-Development Loans/Grants: The Redevelopment Agency/City may provide pre-development loans and/or grants to help developers offset the costs associated with potential housing development projects.*
- *Off-Site Improvements: The Redevelopment Agency/City may provide funds for the design and construction of various off-site improvements. Historically, funds have been used for street, sewer and utility improvements for various for-sale residential developments.*
 - *Colony Park: The developer received incentives such as right-of-way improvements for the development of the Colony Park Project. The right-of-way improvements are underway and include new streets and electrical undergrounding.*
- *Density Bonus: Developers may receive various development incentives under the City's Density Bonus Program. The Density Bonus Program is intended to promote the creation of affordable housing in return for various development incentives including reduced parking standards, exterior setbacks and zoning code variances.*
- *Bond Financing: The Redevelopment Agency/City may assist developers in obtaining bond financing for projects that provide affordable housing.*

In return for receipt of one or more of the incentives, the developer must offer a percentage of the units (the percentage differs depending upon the incentive(s) received) at sale prices affordable to low and moderate income families/individuals.

Housing Developments

During FY 2008-09 the City continued to increase the supply of quality housing to meet the community's needs. Recently, the scope of the Colony Park residential development was

modified. Under the modified scope, Brookfield Homes will develop 270 for-sale units in Phase I and II, and has just entered into agreement with the Redevelopment Agency on the development of Phase III. Colony Park will also be developed with approximately 180 for-sale units.

The following is a description of current for-sale housing development projects:

- Colony Park (Phase I and II): Brookfield Homes continues to develop the Colony Park residential development. Phase I and II are currently under construction and will consist of 270 for-sale homes. To date, 144 units have been completed of which 64 were affordable and sold to qualified low and moderate income households.
- Colony Park (Phase III): The Redevelopment Agency approved a Disposition and Development Agreement with Brookfield Homes for the development of the third phase of Colony Park. Phase III will consist of 182 for-sale units, including 46 affordable units for low income households.
- Habitat for Humanity: The Redevelopment Agency/City worked with Habitat for Humanity to develop four units of for-sale affordable housing. The homes were sold to very low income households. Construction was completed in September 2008.

GOAL NUMBER 2: There is a need to expand and maintain the availability of rental housing opportunities to low income Anaheim households. This strategy consists of the following objectives:

1. Create new affordable rental housing opportunities
2. Increase the availability of rental assistance for very low and low income households
3. Preserve the existing supply of rental housing

Objective 1: Create new affordable rental housing opportunities:

Affordable Rental Housing Programs

The following is a narrative description of rental housing programs that provide affordable housing opportunities and assist the City in meeting renter housing needs for low income households:

- **Affordable Senior Housing Program (Senior Ordinance)**: Provided under Title 18 of the City's Zoning Code, Chapter 18 "Criteria and Standards for Senior Citizens Apartment Projects", standards are established to ensure a suitable living environment for senior citizens." The ordinance also ensures that such use is compatible with surrounding land uses. In addition to zoning and development criteria, this program requires the construction of very low income dwelling units. The term "very low income households" means households not exceeding 50 percent of the HUD area median income. The Senior Ordinance offers developers other incentives to encourage the production of affordable senior housing units. Examples of other incentives include allowing developers to build smaller units and to provide less parking than the current zoning code requires. Prior to the issuance of building permits, property owners must

agree to provide 49 percent of the units at monthly rents for very low income households. At least 25 percent of the units must be offered at rents affordable to seniors at or below 35 percent of area median income and 24 percent of units at 50 percent of area median income. Since 1981, 24 senior projects, offering a total of 829 affordable units, have been built under the Senior Ordinance. In addition, in FY 2001-02 the Anaheim Housing Authority (Housing Authority) and Agency assisted with the issuance of \$14.9 million in tax-exempt bond funds and committed to provide over \$4.6 million in gap loans, which resulted in the construction of over 500 senior housing units. Developers are required to give Anaheim residents first priority in filling vacant rental units from the Housing Authority's waiting list. The Housing Authority maintains a waiting list of senior citizens interested in this program, and notifies them of vacant affordable senior units when available.

- **Density Bonus Ordinance:** In December of 2006, the City Council approved the merger of the State Density Bonus Law (SB 1818) with the City's Affordable Multiple-Family Housing Development ordinance to simplify the procedure for the creation of affordable units, and increase the number of development incentives for affordable multifamily rental housing projects. The ordinance encourages the construction of new affordable for-sale and multifamily rental units by providing increased density and greater flexibility to developers with alternate site development standards. The Density Bonus Ordinance is available to developers who restrict a percentage of its residential units as follows: at least 5 to 10 percent of the total units for for-sale housing development for persons whose incomes are between 50 and 80 percent of area median income; and at least 20 percent for rental housing units with rents affordable to families who make less than 50 percent of area median income. Areas that are General Plan designated and zoned at 18 to 36 units to the acre may utilize the ordinance provisions. In exchange for providing affordability for at least 45 years for for-sale projects and 55 years for rental projects, the City allows increased density, reduced parking and setback standards and flexible height limits under an administrative review process.

In May 2008, the Planning Department updated the City's Density Bonus Ordinance to allow a greater number of incentives such as less stringent landscaping, setbacks, building separation and building heights for developers who construct new affordable rental housing projects. The Community Development Department continues to work with the Planning Department to refine the Ordinance to seek greater incentives for the development of affordable housing.

- **Developer Incentives Program:** This program offers developer incentives to promote housing development. The Developer Incentives Program is funded with HOME and Redevelopment Housing Set-Aside funds. Incentives and concessions offered to developers attempt to offset increased costs associated with the affordable housing program requirements include the following:
 - **Development Fees:** Developers may receive financial assistance to cover various development fees.

- Lincoln Anaheim (CHOC Site): Received Park Fee credits and Build it Green Plan Check fee waiver, and will receive rebates for energy efficiency appliances and third party (Build it Green) rater upon project completion. In addition, the Agency paid for demolition, relocation and undergrounding costs associated with electrical utilities.
 - Greenleaf Apartments: Received Park Fee and Traffic Fee Credits and a rebate for energy efficiency appliances.
 - Manchester/Orangewood: Received Park Fee and Traffic Fee Credits and a rebate for energy efficiency appliances.
 - Cherry Orchard: Will receive Traffic Fee Credits and a rebate for energy efficiency appliances.
- Write-Down Land Costs to Developers: The Redevelopment Agency/City may assist developers by writing down the land cost in exchange for the developer providing affordable units.
 - Lincoln Anaheim (CHOC Site): The developer will lease Agency-owned property providing considerable cost savings to the project for the development of 146 affordable rental units.
 - Greenleaf Apartments: The developer will lease Agency-owned property providing considerable cost savings to the project for the development of 20 affordable rental units.
 - Manchester/Orangewood: The developer will lease Redevelopment Agency-owned property providing considerable cost savings to the project for the development of 119 affordable rental units.
 - Cherry Orchard: The developer will lease Redevelopment Agency-owned property providing considerable cost savings to the project for the development of 45 affordable rental units.
- Lease of Housing Authority/Agency Owned Property: The Housing Authority/Redevelopment Agency may enter into a long-term ground lease with the developer for the use of Housing Authority/Agency owned property. Ground leases may offer the developer an option to the expense of land acquisition and provide the Housing Authority/Agency with long-term cash flow.
 - Lincoln Anaheim (CHOC Site): The Housing Authority entered into a long term ground lease with the developer to provide affordable housing on Housing Authority owned land.

- Greenleaf Apartments: *The Housing Authority will enter into a long term ground lease with the developer to provide affordable housing on Housing Authority owned land.*
 - Manchester/Orangewood: *The Housing Authority will enter into a long term ground lease with the developer to provide affordable housing on Housing Authority owned land.*
 - Cherry Orchard: *The Housing Authority will enter into a long term ground lease with the developer to provide affordable housing on Housing Authority owned land.*
- **Off-Site Improvements:** *The Redevelopment Agency/City may provide funds for the design and construction of various off-site improvements.*
- **Density Bonus:** *Developers may receive various development incentives under the City's Density Bonus Program. The Density Bonus Program is intended to promote the creation of affordable housing in return for various development incentives, including reduced parking standards, reduced setbacks and zoning code variances.*
 - Lincoln Anaheim (CHOC Site): *The developer received development incentives under the Density Bonus Program for the development of 146 affordable rental units.*
 - Cherry Orchard: *The developer received development incentives under the Density Bonus Program for the development of 45 affordable rental units.*
 - Bell View Apartments: *The developer received development incentives under the Density Bonus Program for the development of 46 affordable rental units*
 - Manchester/Orangewood: *The developer received development incentives under the Density Bonus Program for the development of 119 affordable rental units.*
 - Greenleaf Apartments: *The developer received development incentives under the Density Bonus Program for the development of 20 affordable rental units.*
- **Bond Financing:** *The Redevelopment Agency/City may assist developers in obtaining bond financing for projects that provide affordable housing.*
 - Lincoln Anaheim (CHOC Site): *Bonds in the amount of \$23,217,345 were issued for financing the acquisition construction and development of 74*

affordable housing units for Lincoln Anaheim (Phase B). All 74 units will be made affordable for a period of 65 years

- **Tax Credits:** *Developers may apply for funding through the Federal Low Income Housing Tax Credit Program (LIHTC). These tax credits are used to help finance the cost of developing affordable rental housing.*
 - **Lincoln Anaheim (CHOC Site):** *The Authority and Agency approved Phase A (72 units) and Phase B (74 units) Implementation Agreements in April 2009 for the development of a 146 unit affordable housing project. The developer obtained MHP funding in June 2008, 9% tax credit funding in October 2008 to help finance Phase A for the construction of 72 low and very low income units. The developer obtained MHP funding in June 2008 and 4% tax credit funding in January 2009 to help finance Phase B for the construction of 74 low and very low income units. The project is currently under construction.*
 - **Greenleaf Apartments:** *The developer received State and Federal Tax Credits to finance the project which consists of 20 units all of which are affordable to very low-income special needs households.*
 - **Manchester/Orangewood:** *The developer received State and Federal Tax Credits to finance the project which consists of 119 units all of which are affordable to very low-income special needs households.*
 - **Bell View Apartments:** *The Developer obtained Federal Tax Credits to help finance this project, which consists of 46 affordable rental units.*

In return for receipt of one or more of the above incentives, the developer must offer a percentage of the units (the percentage differs depending upon the incentive(s) received) at rents affordable to very low and low income families/individuals. Since 1973, 4,535 units have been developed, of which 2,248 are affordable rental housing units. Developers are required to give the Housing Authority priority in filling vacant units from its affordable housing waiting list. The Housing Authority maintains a list of families/individuals who are interested in the affordable rental housing, and notifies them when an affordable unit becomes vacant.

Objective 2: Increase the availability of rental assistance for very low and low income households:

The Anaheim Housing Authority operates and will continue to operate the following rental assistance programs: AHA will continue to apply for all existing and special purpose Section 8 voucher NOFAs.

Section 8 Housing Choice Voucher Program: *Families/individuals whose annual incomes are between zero and 50% of the HUD area median income are referred to this program. The Housing Authority provides rental assistance through the Section 8 Housing Choice Voucher Program. Participants pay approximately 30% of their*

adjusted gross monthly income for rent. The Housing Authority pays the remainder of the rent directly to the property owner. This program is conducted citywide. The Housing Authority has received 6,258 vouchers under this program, and as of June 30, 2009, all 6,258 units were under lease.

The need for rental assistance in Anaheim far exceeds the resources. There are currently 13,900 households on the waiting list for Section 8 assistance. The Housing Authority offers Section 8 assistance through a variety of special purpose programs discussed below.

SECTION 8 SUBPROGRAMS

Section 8 Family Unification Program: *The Family Unification Program (FUP 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. The Housing Authority has 370 vouchers available under this program and works with the Orange County Social Services Agency (SSA) to identify qualified families. As of June 30, 2009, 126 FUP vouchers were under lease. No new families were admitted to the FUP Program during FY 2007-08. For FY 2009-10, new admissions under the FUP Program will be based on the availability of such vouchers.*

Section 8 Mainstream Housing 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 non-segregated environment. The Housing Authority 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, the Housing Authority seeks disabled/handicapped referrals from the Dayle McIntosh Center for the Disabled, Orange County Mental Health Association (MHA), Orange County Health Care Agency, Orange County Area Agency on Aging, Orange County Alcohol Abuse Services and Orange County Social Services Agency (SSA). Housing Authority staff work with the preceding agencies to ensure that Section 8 Mainstream tenants are receiving the supportive services they require in order to live independently. The Housing Authority has received 225 vouchers under this program. As of June 30, 2009 there were 215 Mainstream vouchers under lease.*

Family Self-Sufficiency (FSS) Program: *This program is designed to promote economic self-sufficiency for Section 8 participating families who elect to participate by enrolling in work and job-training activities. In turn, the Housing Authority provides Section 8 rental assistance and case management services to ensure that participants receive necessary supportive services, such as child care and transportation. A feature of the FSS Program, which is not part of the regular Section 8 Program, is the “escrow account.” The escrow 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 and holds it in an 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 12 months, and complete the goals outlined in their FSS Contract of Participation with the Housing Authority. Also, the Housing Authority has an agreement with the Workforce Investment Act (WIA) Office (now known as Anaheim Jobs) to provide career assessment services/testing for every FSS participant. FSS graduates receive priority for assistance under the Section 8 Homeownership Program. As of June 30, 2009 there were 99 FSS Program participants.

Section 8 Project-Based Voucher (PBV) Program: This program links the Section 8 rental subsidy vouchers to properties 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. The Housing Authority has assisted 415 units under the PBV Program.

GOAL NUMBER 3: There is a need for shelter/services that prevents homelessness and provides supportive housing alternatives/services for those individuals and households that have become homeless. Services and housing should be provided within a continuum of care with the goal of self-sufficiency. This strategy consists of the following objectives:

1. Prevent individuals and families from becoming homeless
2. Provide short-term (emergency) shelter and services for individuals and families in immediate need of shelter
3. Provide housing for individuals and families that require supportive services and interim (transitional) housing opportunities while they obtain life-skills to gain self-reliance

Objective 1: Prevent individuals and families from becoming homeless

One-Time Rental Assistance Payments Program (OTRAPP): The City uses a portion of its ESG funds to operate OTRAPP, which serves two population groups:

- 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., first and last month's rent, security deposit, etc.)
- Families who are "at risk" of being homeless. These families 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. These families’ financial situation is such that by receiving one-time rental assistance, they are saved from possible homelessness.

This assistance is made in the form of a direct payment 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 by the City.

Anaheim Rental Assistance for Families in Transition Program: Under the American Recovery and Reinvestment Act of 2009, the City received a one-time appropriation of \$2,046,908 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds. City staff has established the Anaheim Rental Assistance for Families in Transition (RAFT) Program, which is funded with the City's HPRP funds. This program will focus on providing direct financial assistance to very low income families and individuals in the form of temporary rental subsidies and related rental housing expenses for up to 18 months. The City will assist families and individuals who live and/or work in Anaheim and to those families who are on the verge of becoming homeless or who have recently become homeless. The City anticipates that the Anaheim RAFT Program will assist approximately 100 rental households over a two-year period beginning October 1, 2009.

Homeless Set-Aside (91 Vouchers)

The Housing Authority has set aside 91 vouchers that are made available to very low-income homeless households.

Objective 2: Provide short-term (emergency) shelter and services for individuals and families in immediate need of shelter.

Emergency Shelter Grant (ESG) Program: The City's primary funding source to implement its comprehensive strategy to assist homeless persons or those who are "at risk" of homelessness is the ESG Program. The City provides ESG funds to nonprofit organizations that provide emergency shelter and supportive services to the homeless

Objective 3: Provide housing for individuals and families that require supportive services and interim (transitional) housing opportunities while they obtain life-skills to gain self-reliance

Emergency Shelter Grant (ESG) Program: The City provides ESG funds to transitional housing shelters that provide supportive services and shelter while homeless individuals obtain life-skills to gain self-reliance.

Continuum of Care Forum:

The City is a participant in the Orange County Continuum of Care Community Forum ("Forum"). The Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Forum has an open membership and is structured in this manner to encourage broad and diverse participation in a setting that is both informative and participatory. The City works within this collaborative process to help identify needs and gaps in the housing/service needs of the region's homeless.

The City is also participating on a countywide committee to provide assistance with drafting a "10-Year Plan to End Homelessness in Orange County."

ATTACHMENT V

10.0 – ADDITIONAL INFORMATION

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.

AHA’s Progress in Meeting Its Goals in the 2005-2009 Five-Year PHA Plan

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

PHA Goal: Expand the supply of assisted housing

Objective 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 Family Self-Sufficiency Coordinator:

FY 2005: \$124,784 was applied for and \$124,784 was received

FY 2006: \$126,032 was applied for and \$126,032 was received

FY 2007: \$127,292 was applied for and \$127,292 was received

FY 2008: \$128,565 was applied for and \$0 was received

Section 8 Family Unification Program:

FY 2008: 100 vouchers were applied for and no vouchers were received

FY 2009: 100 vouchers were applied for and application is currently pending

Objective: 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 103 acres of infill development sites have been acquired. The City acquisition costs have exceeded an amount totaling \$156,969,690 over the last 14 years. Development has been completed or initiated on several of these acquisition sites with both affordable and market-rate homes.

Progress:

For-sale Affordable

Cantada Square: The City Council approved a Disposition and Development Agreement with Brookfield Homes (“Developer”) for the construction of 82 for-sale detached single-family homes and attached town homes. Forty-one housing units were affordable to low, very low, and moderate income families. Construction was completed June 2006.

Cantada Lane: The Boulevard: The City Council approved a Disposition and Development Agreement with Brookfield Homes (“Developer”) for the construction of 28 for-sale attached town homes affordable to low and moderate income families. Construction was completed September 2005.

Habitat for Humanity: The City Council approved an Affordable Housing Agreement with Habitat for Humanity (“Developer”) for the construction of a 4-unit for-sale town home development. The town homes are affordable to very low income families. Construction was completed in September 2008.

The Boulevard: The City Council approved a Disposition and Development Agreement with John Laing Homes (“Developer”) for the construction of 20 for-sale market-rate detached single-family homes and 36 attached for-sale town homes affordable to low, very low and moderate income families. Construction was completed September 2008.

Harbor Lofts: The City Council approved a Disposition and Development Agreement with CIM Group (“Developer”) for the construction of 129 for-sale market-rate detached single-family homes and 36 attached for-sale town homes affordable to low, very low and moderate income families. The City committed funds for down payment assistance loans for low income households. Construction was completed May 2009.

NSP Foreclosed Homes: The Redevelopment Agency provided down payment assistance to 3 low and 1 moderate income buyers for the acquisition of 4 foreclosed homes.

For-Sale Market-rate

Ventura/Picadilly: The City Council approved a Disposition and Development Agreement with Brookfield Homes (“Developer”) for the construction of 17 for-sale market-rate detached single-family homes. Construction was completed June 2006.

Five Points Historic Residential: The relocation and rehabilitation of 6 single-family historic residences was completed December 2008.

Lemon/Water Phase III: The relocation and rehabilitation of 9 single-family historic residences was completed December 2009.

Single-Family RFP Sites: The City Council approved Disposition and Development Agreements with various Developers for the construction of 23 single-family homes. Twelve of 23 homes have been completed as of December 2009.

Affordable Rental Housing Strategic Plan

In August 2005, the Anaheim City Council adopted the “Anaheim Affordable Rental Housing Strategic Plan” (the “Strategic Plan”). The primary objective of the Plan was

to develop 1,328 new affordable family rental housing units in the City of Anaheim within four years (2005-2009), with the units split evenly between very low, low, and moderate income households. In addition to the new construction goal, the Plan identified specific policies that would encourage and facilitate the development of affordable family rental housing, including: updating the current density bonus ordinance; replacing very low and low income units demolished by the City increasing the current goal for a total of 1,349 units; creating a mixed use overlay with an affordability component; and streamlining the plan check process for affordable developments. Since the adoption of the Strategic Plan a total of 523 affordable rental units have been completed. Another 376 affordable rental units are in the development pipeline for a total of 899 units to be completed under the Plan. Based on the 2005-2009 production pipeline, the City expects to develop a total of 1,562 units.

In October 2009, the City Council voted to extend the Affordable Housing Strategic Plan for another 5 years through 2014. The City Council approved a new production goal of 1,550 units to be added to the 1,562 units currently in the pipe-line for a total of 3,112 units. Due to the State of California's proposed Supplemental Education Revenue Augmentation Fund ("SERAF") payments, the Council approved an alternative goal of 830 units, should the State Budget impact Redevelopment funding for a total of 2,392 units.

Acquisition/Rehab and New Construction:

The City continues to administer an acquisition program to facilitate new construction of for-sale and rental housing. Approximately 103 acres of infill development sites have been acquired since 1995 and staff continues to negotiate the acquisition of additional properties.

PHA Goal: Improve the quality of assisted housing

Objective: *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*

Progress:

The following are AHA's SEMAP scores for the five year period covered by the Plan:

FY 2005: 84%
FY 2006: 54%
FY 2007: 69%
FY 2008: 95%
FY 2009: 95 %

Objective: *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.

Progress:

All telephone calls are returned within one business day. Wherever a disability prevents a Section 8 client from meeting staff at the 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. Due to workload requirements, HQS inspections are now conducted within 7 business days. AHA publishes a bi-annual Tenant Newsletter to apprise tenants of new regulations/procedures and programs/services that may be of assistance to them.

Objective: 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.

Progress :

AHA has adequate staff to meet the needs of its clients. Due to increase in workload, HQS inspections are conducted within 7 business days and at least once every 12 months. Reexaminations are completed timely.

Objective: 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*

Progress:

Hermosa Village Rehabilitation Project: The City, together with the Anaheim Revitalization Partners, consisting of Related California and Southern California Housing Development Corporation (the HOME Program Community Housing Development Organization [CHDO],) developed a comprehensive planning approach to address the problems facing the Hermosa Village neighborhood. The Hermosa Village neighborhood consists of approximately 31 acres of medium-density, multi-family residential housing bounded by Cerritos Avenue to the north, Calle de Las Estrellas to the south, Ninth Street to the west, and Walnut Street to the east. The City of Anaheim began working to improve the quality of life for the residents of this neighborhood in the early 1980s. Many factors contributed to the deterioration of the 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.

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/ low income housing tax credits; and \$10,550,000 in private funds (total project cost: \$53,300,000). Phase I resulted in the substantial rehabilitation of 293 housing units for a term of 55 years, and was completed in January 2002. The following amenities were implemented: 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. In addition, an 11,000 square foot community center was built, which 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. 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 are also offered at the Center. 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 was completed in January 2005 and resulted in the creation of 112 affordable units. The Anaheim Housing Authority provided a loan of \$7.5 million in

Housing Set-Aside funds, and the developer also received Low-Income Housing Tax Credits that will maintain affordability on all of the units for 55 years. Several streets in the neighborhood were closed to through traffic, and an open space/plaza for resident use was developed. Phase III of the project resulted in the creation of 76 affordable units, and included a loan from the Anaheim Housing Authority for \$7.9 million in Redevelopment Housing Set-Aside funds. Phase IV was completed in January 2008 and consists of 36 units, which brought the grand total to 517 affordable units in the Hermosa Village neighborhood. City staff is currently considering a potential Phase V of the project, and the Anaheim Housing Authority has acquired a 4-unit apartment building to be included in the future phase.

Integrity House: On September 30, 2008, the City Council approved an Affordable Housing Agreement with Anaheim Supportive Housing for Senior Adults (“Developer”) for the conversion of an existing motel to 49 very low income studio units for the developmentally disabled. The Anaheim Housing Authority approved an Agreement to enter into a Housing Assistance Payment Contract under the Section 8 Project Based Vouchers program, and a Conditional Use Permit for the use was approved by the Planning Commission. The Developer closed escrow on June 11, 2009 and the rehabilitation improvements are underway.

Colette’s Children’s Home: On October 27, 2009, the City Council approved an Affordable Housing Agreement with Colette’s Children’s Home (“Developer”) for the acquisition and rehabilitation of an existing four-plex to provide affordable housing to homeless single women and homeless single women with children. The 2-bedroom apartment units will be affordable to extremely low income families. The Redevelopment Agency will provide a loan in the amount of up to \$530,000 for acquisition and rehabilitation of the site.

PHA Goal: Increase assisted housing choices

Objective: Provide voucher mobility counseling:

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

Progress:

Mobility counseling is provided at every Section 8 briefing and to tenants when they inquire about transferring to a new unit.

Objective: 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.

Progress:

AHA has published a brochure for prospective landlords that explains the Section 8 Housing Choice Voucher Program, the benefits of participating in the program, and how the program works. A tear-off vacancy listing form is attached for owners who wish to list their vacant units with AHA. AHA also has a website that offers prospective landlords information on the Section 8 program.

Objective: *Implement voucher homeownership program:*

Measure: *Assist 4-5 families per year.*

Progress:

The Housing Authority has not been able to assist any Section 8 families under the Section 8 Homeownership Program due to the high cost of housing in Southern California. Although sales prices have come down during the recent economic downturn, many of our tenants have lost their jobs or are fearful of losing their jobs. AHA does work closely with the Anaheim Housing Counseling Agency in enrolling Section 8 Family Self-Sufficiency families, who appear to be candidates for homeownership, in pre-homeownership counseling classes to educate and prepare them for the homeownership process.

Objective: *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; and 3) 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 (AHCA) provides information, education, counseling and assistance to renters, homebuyers/homeowners, including rental information, homebuyer programs, homeownership counseling, default/foreclosure counseling and reverse mortgage counseling. AHCA is a U.S. Department of Housing and Urban Development (HUD) certified housing counseling agency and it has received HUD funding in the past. In FY 2005-06 AHCA received a grant of \$65,040. In FY 2006-07 AHCA received a grant for \$48,130. In FY 2007-08, the AHCA received a grant for \$30,846. In FY 2008-09, the AHCA submitted a funding application to HUD

for \$73,886; however no funding was awarded. The AHCA provided rental information/referrals/counseling to 241 renter/homeless households and to 967 homeowner households during the last five years (2005-2009).

In addition, AHCA offered ten eight-hour Homebuyer Education classes, which were attended by 286 people in 2008-09. They also hold an annual Homebuyer Fair that was attended by 300 households in 2009.

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 units clean, paying their rent on time, and how to be a good neighbor.

An Owner Brochure is published for owners interested in participating in the Section 8 Program. The brochure explains how the Section 8 Program works; the benefits of participating in the program; and the responsibilities of the owner, tenant, and Housing Authority. It also includes a vacancy listing form for owners to complete and return if they wish to list a unit with AHA. This brochure is posted on the AHA website.

A quarterly Owner Newsletter is published for owners participating in the Section 8 program to keep them apprised of Section 8 Program issues and changes.

AHA includes in its Voucher Briefing packet a map of Anaheim showing the distribution of Section 8 units throughout the city. AHA also includes a list of all schools in Anaheim with their Academic Performance Score so that voucher holders can choose a unit located within the boundaries of a high performing school.

AHA makes available to its voucher holders a list of vacant units from owners that wish to participate in the Section 8 Program. AHA also makes available names and addresses of affordable rental housing projects which the City has constructed.

AHA includes in its Voucher Briefing packet an explanation of portability. AHA also has a Mobility Agreement with two other Housing Authorities in Orange County – Garden Grove Housing Authority and Orange County Housing Authority. This agreement allows AHA to lease units in those two jurisdictions and voucher holders are informed of this in the Voucher Briefing packet. The names, addresses, and phone numbers of the three neighboring Housing Authorities are included in the Voucher Briefing packet.

AHA regularly analyzes the percentage of voucher holders who actually are able to lease a unit and adjusts its payment standards if too high a number of voucher holders are unable to lease up. On October 1, 2008, as a result of a reduction in the Fair Market Rents, AHA set its payment standard above 100% of the FMR (electing to retain the payment standard amounts adopted on April 1, 2008.)

HUD Strategic Goal: Improve Community Quality of Life and Economic Vitality

PHA Goal: Provide an Improved Living Environment

Objectives:

The City's Housing Element Update for 1998-2005 indicated that the City needed to implement zoning and land use measures to allow for the development of 11,508 new units for the period covered by the Housing Element. The City's quantified objective for this period was 2,858 units. During this period the City developed 4,003 units, exceeding its objective by 1,145 units. The City recently adopted its 2006-2014 Housing Element. The City's fair share housing need for this period is 9,498 units and its quantified new construction objective is 4,868 units and is broken out as follows:

Housing for Extremely-low income:	120 units
Housing for very-low income:	668 units
Housing for low-income:	471 units
Housing for moderate-income:	809 units
Housing for above-moderate-income	<u>2,800 units</u>
TOTAL	4,868 units

Progress:

New Construction rental:

The Vineyard Apartments: The Anaheim Redevelopment Agency and Anaheim Housing Authority approved an Affordable Housing Agreement with Mercy Housing California for the development of 60 low and very low income units for families. Construction was completed December 2007.

Monarch Pointe Apartments: The Anaheim Redevelopment Agency and Anaheim Housing Authority approved an Affordable Housing Agreement with Jamboree Housing for the development of 63 low and very low income units for families. Construction was completed June 2008.

Broadway Village Apartments: Community Development Department staff provided assistance to Global Premier ("Developer") in obtaining Tax Credits from the State of California in July 2006 for the development of 46 low and very low income units for families. The project was completed November 2008.

Elm Street Commons Apartments: The Anaheim Redevelopment Agency approved an Affordable Housing Agreement with SADI, Inc. for the development of 52 low and very low income rental housing units for families. Construction was completed December 2008.

Diamond Street Apartments: The Anaheim Redevelopment Agency and Anaheim Housing Authority approved an Affordable Housing Agreement with Jamboree Housing for the development of 25 Special Needs housing units (for the developmentally disabled) for low and very low income families. Construction was completed December 2008.

The Promenade Apartments: The development of 277 moderately priced rental housing units by the CIM Group was completed April 2009.

Rehabilitation

Hermosa Village Phase II: The Phase II rehabilitation project created 112 very low and low income units and was completed January 2005.

Hermosa Village Phase III: The Phase III rehabilitation project created 76 very low and low income units and was completed February 2007.

Hermosa Village Phase IV: The Phase IV rehabilitation project created 36 very low and low income units and was completed February 2007.

Bel'Age Manor Senior Apartments: The rehabilitation of 180 rental units for low and very low income seniors with an affordability term of 99 years by Preservation Partners. The Housing Authority provided 90 Section 8 Project Based Voucher units. The Project was completed June 2008.

The following is a breakdown, by income level, of rental housing constructed between 2005 – 2009:

Housing for very low income:	463
Housing for low income:	182
Housing for moderate income:	282
Housing for above-moderate income	<u>0</u>
TOTAL	927

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.

Progress:

AHA's current minimum program size for the FSS Program is 160 families. As of June 30, 2009, AHA had 99 families enrolled in the program. AHA continues to market the FSS Program to its Section 8 tenants by holding FSS orientation meetings for Section 8 tenants and encouraging the Housing Specialists to talk with their tenants about the FSS Program. An FSS marketing brochure is also distributed to prospective participants. Through the FSS Project Coordinating Committee (PCC), AHA FSS staff works closely with local social service agencies to coordinate the delivery of necessary social services to FSS tenants.

Objective: Increase the number and percentage of employed persons in assisted families:

Measure: Encourage participation in the Section 8 FSS Program by Section 8 tenants.

Progress

AHA holds FSS orientations for Section 8 tenants, at least quarterly, to encourage participation in the FSS Program. AHA has prepared a marketing brochure on the FSS Program which the Housing Specialists are encouraged to distribute to their Section 8 tenant caseload who appear to be good candidates for the FSS Program. AHA publishes a bi-annual tenant newsletter and the FSS Program is always highlighted in this newsletter and tenants are encouraged to talk to their Housing Specialist about this program.

Objective: Provide or attract supportive services to improve 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.

Progress:

The Workforce Investment Act (WIA) Office, now known as Anaheim Jobs, is located in the same City department as AHA (Community Development Department) and AHA staff works closely with WIA staff to ensure that Section 8 tenants receive job coaching, career assessment services, and access to WIA job training programs.

Objective: 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.

Progress:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objective: *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 Orange County 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.*

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 Five-Year PHA Plan. Community Development Block Grant (CDBG) funds were allocated to pay for the services covered under the contracts as follows:

*FY 2005: \$100,000
FY 2006: \$100,000
FY 2007: \$100,000
FY 2008: \$100,000
FY 2009: \$100,000*

PHA Goal: 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*

Progress:

AHA staff works with the Mental Health Association of Orange County and the Dayle McIntosh Center for the Disabled for assistance in locating suitable housing for disabled clients. AHA has had no complaints regarding ADA violations during the five-year reporting period.

PHA Goal: 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. 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:

ESG funds were provided over the last five years to emergency/transitional shelters as follows:

*FY 2005: \$220,735
FY 2006: \$219,514
FY 2007: \$236,173
FY 2008: \$219,957
FY 2009: \$219,436*

AHA set aside 91 Section 8 vouchers for the homeless for all five years covered under the Five-Year PHA Plan. All 91 vouchers are under lease.

The OTRAPP Program continued to operate for all five years covered under the Five-Year PHA Plan. The program is funded with ESG funds as follows:

*FY 2005: \$60,000
FY 2006: \$38,477
FY 2007: \$ 0
FY 2008: \$24,957*

FY 2009: \$29,436

Anaheim Rental Assistance for Families in Transition Program

Under the American Recovery and Reinvestment Act of 2009, the City received a one-time appropriation of \$2,046,908 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds. City staff has established the Anaheim Rental Assistance for Families in Transition (RAFT) Program, which will be funded with the City's HPRP funds. This program will focus on providing direct financial assistance to very low income families and individuals in the form of temporary rental subsidies and related rental housing expenses for up to 18 months. The City will assist families and individuals who live and/or work in Anaheim and to those families who are on the verge of becoming homeless or who have recently become homeless. The City anticipates that the Anaheim RAFT Program will assist approximately 100 rental households over a two-year period beginning October 1, 2009.

Orange County Continuum of Care Forum

The City of Anaheim is a participant in the Orange County Continuum of Care Community Forum ("Forum"). The Forum is an entity comprised of public and private agencies, persons, or groups that want to contribute to the efforts to eliminate homelessness in Orange County. The Forum has an open membership and is structured in this manner to encourage broad and diverse participation in a setting that is both informative and participatory. The City works within this collaborative process to help identify needs and gaps in the housing/service needs of the region's homeless.

The City is also participating on a countywide committee to provide assistance with drafting a "10-Year Plan to End Homelessness in Orange County."

ATTACHMENT VI

11.0 -- #F: RESIDENT ADVISORY BOARD COMMENTS

An article was published in the Section 8 Tenant Newsletter, which is mailed bi-annually to all Section 8 tenants, inviting tenants to apply for membership on the Resident Advisory Board (RAB). Twenty-three tenants applied for membership on the RAB and all 23 tenants were accepted. A roster of RAB members is attached.

Anaheim Housing Authority (AHA) staff met with the RAB on February 10 and February 24, 2010. Staff presented an overview of the PHA Plan, as well as the RAB's role in the preparation and review of the Plan. The draft 2010-2014 Five-Year PHA Plan and the 2010-2011 Annual PHA Plan was distributed to the RAB at the February 10 meeting. The RAB was asked to read the draft Plan prior to the February 24 meeting and to compile any questions or comments they had on the Plan.

The following are the comments/questions received by the RAB at the February 24 meeting:

- *Two RAB members questioned why the City allows developers to build smaller units for senior citizens with reduced parking requirements. They felt it was discriminatory to senior citizens.*

It was explained by AHA staff that the City has a program that grants incentives to developers, such as reduced unit sizes and reduced parking requirements, in return for renting a percentage of their units at affordable rents. Many seniors find the smaller unit sizes easier to maintain and since many senior do not drive, the reduced parking has not been an issue.

- *An RAB member asked AHA staff to clarify mobility and portability.*

It was explained that AHA has a Mobility Agreement with two other Housing Authorities in Orange County – Garden Grove Housing Authority and Orange County Housing Authority. This agreement allows AHA to lease units in those two jurisdictions and voucher holders are informed of this in the Voucher Briefing packet. Portability, which is required by HUD, allows vouchers holders to transfer their Section 8 rental assistance anywhere in the United States as long as the Housing Authority in the area where they are transferring operates a Section 8 Housing choice Voucher Program.

- *An RAB member asked if AHA has a website and if so, are the Housing Authority forms available on the website,*

AHA staff stated that AHA does have a website and it is part of the City of Anaheim website. Some of the forms are available on it. Work is in progress to allow prospective applicants to apply for the Section 8 Program on line and to input changes to their application online.

- *An RAB member asked if AHA/the City inspects the homeless shelters.*

It was explained that all shelters that receive any assistance from AHA/the City are inspected annually.

- *An RAB member asked about how to locate available resources.*

She was advised that AHA staff has a resource manual called the “Rainbow Book” which includes an extensive inventory of resources in Orange County. There is also a resources hotline that can be accessed by calling “211”.

- *An RAB member asked why the Housing Authority does criminal background checks on applicants. She felt that it was discriminatory.*

It was explained that HUD requires criminal background checks on all applicants prior to receiving Section 8 rental assistance and not all crimes necessarily disqualify an applicant from receiving assistance. It depends on the crime.

RESIDENT ADVISORY BOARD ROSTER

*Reginald Young
Patricia Castillo
Naomi Reynolds
Sakine Elmhawar
Priscilla Beltran
Deborah Trelles
Emily Lies Balluch
Autumn Stallings
Viola Bishara Yacoub
Dale Wheeler
Michelle Tran
Mary Ann Zimolzak
John Gatti
Glen Watkins
Ameer Sanghvi
Marcelina Cortez
Shirlee Lewis
Martha Santana
Najla Jallow
Veronica Placencio
Jennifer Hillyer
Angelina Ursua
El-Doris Smith*