

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>Housing Authority of the City of Santa Ana</u> PHA Code: <u>CA093</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>2558</u>				
3.0	Submission Type <input 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.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.				
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. Goal #1: Expand the supply of affordable housing by applying for additional rental vouchers when available. <ul style="list-style-type: none"> 2005-2009 Progress: Applied for 25 Disaster Housing Assistance vouchers in 2008 and 45 Family Unification vouchers in 2009. No additional vouchers awarded. Goal #2: Improve the quality of assisted housing by improving voucher management, increasing customer satisfaction, and improving specific management functions (implement hand-held automated HQS inspection devices). <ul style="list-style-type: none"> 2005-2009 Progress: SAHA maintained high-performer status for four of the five years. Customer service ratings continue to be high, rating "good" or "excellent" in 86% of responses in November 2009 survey. Implementation of automated HQS devices was delayed because of software compatibility with third party vendor. This implementation is expected during the 2010-2011 program year. The automated rent reasonableness program was implemented as scheduled. Goal # 3: Increase assisted housing choices by providing portability counseling to 100% of participants, conducting outreach to potential participating property owners, and implementing voucher homeownership program. <ul style="list-style-type: none"> 2005-2009 Progress: 100% of participants received portability counseling. SAHA maintained communications with Orange County Apartment Owners Association to recruit new participating owners. Voucher homeownership program has been developed, however funding gaps still exist between voucher funding and local for-sale housing market. Goal #4: Provide an improved living environment through efforts to link participants with local neighborhood associations. <ul style="list-style-type: none"> 2005-2009 Progress: Information on local associations provide via tenant newsletters and during voucher issuance briefings. Goal #5: Promote self-sufficiency by increasing employment among participants, linking to supportive services to increase independence for the elderly and/or disabled, and increase participation in the Family Self Sufficiency (FSS) program. <ul style="list-style-type: none"> 2005-2009 Progress: SAHA continued providing referrals to the Santa Ana W/O/R/K Center for job training and placement services, provided information and linkages to the County's Council on Aging (elderly services) and the Dayle McIntosh Center (disabled services), and conducted recruitment for the FSS program at initial voucher issuance, at annual re-examinations, and through tenant newsletters. Goal #6: Ensure equal opportunity and affirmatively further fair housing through coordination with the Orange County Fair Housing Council, the preparation of the Analysis of Impediments to fair housing choice, and continued training on fair housing practices for staff, owners, and participants. <ul style="list-style-type: none"> 2005-2009 Progress: Fair Housing programs and resources are included in all issuance briefings. Reasonable Accommodation tracking logs were implemented. Communication was maintained with the County's Fair Housing Council, ensuring proper referrals for anyone alleging discrimination, whether an HCV participant or member of the public. 				

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:</p> <table border="0"> <tr> <td>Eligibility and Selection from Wait List – no changes.</td> <td>Financial Resources – no changes.</td> </tr> <tr> <td>Rent Determination – no changes.</td> <td>Operations and Management – no changes.</td> </tr> <tr> <td>Grievance Procedures – no changes.</td> <td>Designated Elderly and Disabled Housing -- N/A</td> </tr> <tr> <td>Community Service – N/A</td> <td>Safety and Crime Prevention – N/A</td> </tr> <tr> <td>Pets – N/A</td> <td>Civil Rights Certification – No change – full compliance.</td> </tr> <tr> <td>Fiscal Year Audit – No change, no findings.</td> <td>Asset Management – N/A</td> </tr> <tr> <td>Violence Against Women Act – no changes.</td> <td></td> </tr> </table> <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>Main PHA Business Office: Santa Ana City Hall, 20 Civic Center Plaza, 2nd Floor, Santa Ana, CA 92702</p>	Eligibility and Selection from Wait List – no changes.	Financial Resources – no changes.	Rent Determination – no changes.	Operations and Management – no changes.	Grievance Procedures – no changes.	Designated Elderly and Disabled Housing -- N/A	Community Service – N/A	Safety and Crime Prevention – N/A	Pets – N/A	Civil Rights Certification – No change – full compliance.	Fiscal Year Audit – No change, no findings.	Asset Management – N/A	Violence Against Women Act – no changes.	
Eligibility and Selection from Wait List – no changes.	Financial Resources – no changes.														
Rent Determination – no changes.	Operations and Management – no changes.														
Grievance Procedures – no changes.	Designated Elderly and Disabled Housing -- N/A														
Community Service – N/A	Safety and Crime Prevention – N/A														
Pets – N/A	Civil Rights Certification – No change – full compliance.														
Fiscal Year Audit – No change, no findings.	Asset Management – N/A														
Violence Against Women Act – no changes.															
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>Housing Choice Voucher (HCV) homeownership (applying HAP and TTP to mortgage instead of rent) is possible, but funding gap exists between available resources and local for-sale housing market.</p>														
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N / A</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.</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.</p>														
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.</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>The recently-completed Housing Element of the General Plan has identified a shortfall between supply and demand of 12,000 large rental units (3+ bedrooms). Whereas the majority of HCV participants (54%) and applicants (51%) only require 1 - bedroom units, 45% of the overall renting population in Santa Ana have households of 5 or more persons. The most recent data on housing burden (Census 2000 data) show moderate (30+% of income to housing costs) and severe overpayment (50+% of income to housing costs) levels at: Moderate Income 3% moderate 0% severe, Low Income 23% and 2%, Very Low Income 61% and 12%, and Extremely Low Income 82% and 60%.</p> <p>50% of elderly renters are estimated to overpay for housing. Of the 8,980 on the HCV waiting list, 17.5% are disabled, 24.8% are elderly, 51% of households have only 1 or 2 members, and 59% are headed by a female head of household.</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>SAHA will continue to maximize voucher utilization (average lease rate for CY 2009 was 100%), apply for new vouchers when they are made available, and continue to investigate fraudulent activity to maintain the program’s integrity. Given the slow natural turnover of vouchers, the focus will be on issuing a voucher within 30 days of it becoming available to the next applicant on the waiting list.</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.</p> <p style="padding-left: 40px;">See Section 5.2 above.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="padding-left: 40px;">Any change via regulation, interpretation, or other guidance that measurably changes the administration of the HCV Program. Also, any proposed change in the scope of the HCV program (e.g. project-based, homeownership).</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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Information regarding SAHA’s efforts for victims of domestic violence to obtain and maintain housing, and prevent domestic violence in assisted families, in accordance with the Violence Against Women Act (VAWA) of 2005:

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

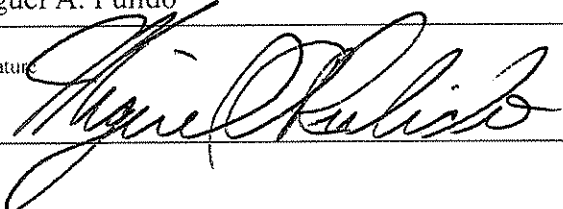
Housing Authority of the City of Santa Ana
PHA Name

CA093
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Year 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Miguel A. Pulido	Title Chairman
Signature 	Date 04.12.2010

Resident Advisory Comments and Strategy to Address Issue Raised

In lieu of a Tenant Advisory Meeting, for the 2010 – 2014 Five Year Plan and 2010 Annual Plan, a survey was sent to every assisted household living in the city.

The survey was mailed in the three primary languages of our tenants: English, Spanish, and Vietnamese.

Of 1,805 surveys mailed, 728 were returned, a 40.4% return rate.

Santa Ana Housing Authority's (SAHA's) customer service rankings continue to be high, a noteworthy accomplishment as the number of staff was reduced by one-third during the 2009 calendar year through lay-offs in response to the economic downturn.

Assisted families still report not being familiar with the Family Self-Sufficiency (FSS) program. All families are given a presentation on FSS at voucher issuance, and reminders at all annual re-examinations. Additional marketing and awareness materials will be developed and distributed to further increase outreach among SAHA's clients.

SAHA works closely with the City of Santa Ana's W/O/R/K Center to provide job counseling, employment assistance and other workforce readiness training for our assisted families. New presentations by W/O/R/K Center staff to interested families will be implemented.

The English language version of the survey, with results noted, follows.

**Santa Ana Housing Authority Survey
Fall 2009**

How long have you been receiving assistance from SAHA?

0-2 years	32%	6-8 years	18%
3-5 years	25%	9+ years	25%

Please prioritize the following groups as to whom you believe should receive housing assistance (1 highest, 7 lowest)		1	2	3	4	5	6	7
Chronic Disease	#5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly	#1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless	#6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income	#2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mentally Disabled	#4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physically Disabled	#3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse	#7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Santa Ana needs more programs to assist persons in becoming more self-sufficient (example: job training, job placement, financial counseling)

93% Agree 7% Disagree

Have you experienced housing discrimination while receiving rental assistance?

7% Yes * 93% No

*From comments, primarily related to landlords not accepting HCV program.

Please rate the Housing Authority's customer service:				
	Excellent	Good	Average	Needs Improvement
Telephone Calls	32%	47%	15%	5%
Appointments / Re-Exams	41%	48%	10%	1%
Written Communications	40%	48%	11%	2%

Are you aware of the Family Self-Sufficiency (FSS) program?

37% Yes 63% No

41% Please check if you are interested in learning more about the FSS program.

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
 County of Orange)

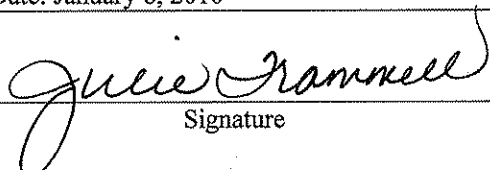
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **The Orange County Register**, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of 1/18/52, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

January 8, 2010

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

Date: January 8, 2010


 Signature

The Orange County Register
 625 N. Grand Ave.
 Santa Ana, CA 92701
 (714) 796-7000 ext. 2209

PROOF OF PUBLICATION

Proof of Publication of

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING TO BE HELD BY
THE REDEVELOPMENT AND HOUSING COMMISSION
OF THE CITY OF SANTA ANA ON THE
PROPOSED SUBMISSION AND AVAILABILITY OF DRAFT
HOUSING AUTHORITY
FIVE-YEAR PLAN

NOTICE IS HEREBY GIVEN that the Redevelopment and Housing Commission of the City of Santa Ana will hold a public hearing on March 2, 2010 at 8:00 p.m., at the City Council Chambers, 22 Civic Center Plaza, Santa Ana, California 92701, pursuant to the proposed submission of the Housing Authority Five Year Plan. The Housing Authority of the City of Santa Ana is required to hold a public hearing to discuss the five-year plan prior to its submission to the U.S. Department of Housing and Urban Development (HUD). A minimum of 45 days notice of this public hearing is required by federal regulations.

Pursuant to the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276), the Housing Authority of the City of Santa Ana is required to prepare a five-year plan. The plan provides details about the Housing Authority's immediate operations, program participants, programs and services, and the Authority's strategy for handling operational concerns, residents' concerns and needs, and projected programs/services for fiscal years 2010 - 2014. The plan examines long-range and short-range strategies to address needs as identified by the December 2009 survey of participating residents and owners.

A draft of the five-year plan is available for public review beginning January 11, 2010 at the Office of the Housing Authority of the City of Santa Ana (located in Santa Ana City Hall, 20 Civic Center Plaza, 2nd Floor) during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday and in the Santa Ana Central Library, located at 26 Civic Center Plaza, Santa Ana, California. Written comments on the plan may be submitted to the Housing Authority of the City of Santa Ana, Attention: Linda L. Foster, 20 Civic Center Plaza, PO Box 22030, Santa Ana, CA 92702 on or before noon on March 2, 2010.

Any and all interested persons and parties are invited to attend the public hearing and/or provide written comments. Additional information may also be obtained by calling the Housing Authority at (714) 667-2200.

Publish: Orange County Register
 January 8, 2010 R-017 9192201

RESOLUTION NO. 2010- 001

A RESOLUTION OF THE HOUSING AUTHORITY OF
THE CITY OF SANTA ANA APPROVING THE FIVE
YEAR PLAN FOR FISCAL YEARS 2010-2014

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

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

A. The Housing Authority of the City of Santa Ana (the "Authority") is required
by the U.S. Department of Housing and Urban Development ("HUD") to have an Five
Year Plan due to the fact that the Authority administers a Housing Choice Voucher
Rental Assistance Program.

B. The purpose of the Authority's Five Year Plan is to advise HUD, program
participants and members of the public of its mission and strategy to serve the needs of
very low-income families. It provides information about the current operations of the
Authority including programs, participants, services for the upcoming five years, and any
operational or tenant concerns.

C. The Authority is required to review its operations and needs for the Five
Year Plan with input from Housing Choice Voucher participants. A survey of all
participants living in the City of Santa Ana was conducted in November 2009 with results
incorporated into the Five Year Plan, as required by HUD regulations.

D. HUD regulations require a forty-five (45) day comment period. On January
8, 2010, notification was published in the Orange County Register that the draft plan was
available for public review. The public comment period ended on March 2, 2010.
Further, a public hearing was held by the Community Redevelopment and Housing
Commission on March 2, 2010, and all comments received at the hearing are included in
the final documents to be submitted to HUD.

Section 2. The Five Year Plan for Fiscal Years 2010-2014 of the Housing Authority
of the City of Santa Ana is hereby approved and adopted. Said Five Year Plan shall be
submitted by the Authority to HUD.

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

ADOPTED this 5th day of April, 2010.

Claudio C. Alvarez
For → Miguel A. Pulido
Chair

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

By: Lisa E. Storck
Lisa E. Storck
Assistant Counsel

AYES:	Boardmembers:	<u>Alvarez, Benavides, Bustamante, Martinez, Sarmiento, Tinajero (6)</u>
NOES:	Boardmembers:	<u>None (0)</u>
ABSTAIN:	Boardmembers:	<u>Pulido (1)</u>
NOT PRESENT:	Boardmembers:	<u>None (0)</u>

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Secretary to the Housing Authority, do hereby attest to and certify the attached Resolution No. 2010-001 to be the original resolution adopted by the Housing Authority of the City of Santa Ana on April 5, 2010.

Date: 4/20/2010

Maria D. Huizar
Recording Secretary