

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE CITY OF SANTA ANA CA093

Program/Activity Receiving Federal Grant Funding

HOUSING CHOICE VOUCHER PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

20 CIVIC CENTER PLAZA 2ND FLOOR
SANTA ANA, CA 92701

Check here if there are workplaces on file that are not identified on the attached sheets.

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)

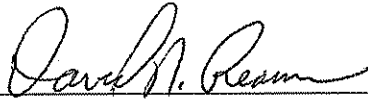
Name of Authorized Official NANCY T. EDWARDS	Title INTERIM EXECUTIVE DIRECTOR
Signature X <i>Nancy T. Edwards</i>	Date 2/23/2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, DAVID N. REAM the CITY MANAGER certify that the Five Year and
Annual PHA Plan of the HOUSING AUTHORITY OF THE CITY OF SANTA ANA is consistent with the Consolidated Plan of
THE CITY OF SANTA ANA prepared pursuant to 24 CFR Part 91.



02/23/2011

Signed / Dated by Appropriate State or Local Official

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 28, 2011

"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 28, 2011

Julie Hamnell
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, CALIFORNIA
ON THE PROPOSED SUBMISSION AND AVAILABILITY
OF THE REVISED HOUSING AUTHORITY
ANNUAL PLAN**

NOTICE IS HEREBY GIVEN that the Redevelopment and Housing Commission of the City of Santa Ana will hold a public hearing on March 15, 2011 at 6:00 p.m. at the City Council Chambers, 22 Civic Center Plaza, Santa Ana, California 92701, pursuant to the proposed submission of the Housing Authority Annual Plan. The Housing Authority of the City of Santa Ana is required to hold a public hearing to discuss the Annual Plan prior to their 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 an Annual 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 2011-2012. The Plan examines long-range and short-range strategies to address needs as identified by the February 2010 survey of participating residents.

A draft of the revised Annual Plan is available for public review beginning January 25, 2011 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 Thursday and in the Santa Ana Central Library, located at 28 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: Sheila Landry-Bayle, 20 Civic Center Plaza, PO Box 22030, Santa Ana, CA 92702 on or before noon on March 15, 2011.

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 28, 2011 P-4094

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//2011</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>2658</u>				
3.0	Submission Type 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only <input type="checkbox"/>				
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. Goal #2: Improve the quality of assisted housing by improving voucher management, increasing customer satisfaction, and improving specific management function. <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. 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 provided 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 –Received funding for additional 100 vouchers (NED)</td> </tr> <tr> <td>Rent Determination – no changes.</td> <td>Operations and Management – Approved EIV Security Policy and Procedures</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 –Received funding for additional 100 vouchers (NED)	Rent Determination – no changes.	Operations and Management – Approved EIV Security Policy and Procedures	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.	
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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> <p>SAHA will evaluate annually the number of HCV that can be made available for project-based assistance within its jurisdiction of the City of Santa Ana. This will assist with the jurisdiction’s affordable housing needs supported by the SAHA Administrative Plan and the Consolidated Plan for the City of Santa Ana.</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 4204 on the HCV waiting list, 35% are disabled, 21% 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 2010 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 given to all applicants and program participants and mailed to all participating 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.

The Housing Authority developed an EIV Security Policy and Procedures Document to be approved by resolution in April 2011.

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.

**Tenant Advisory Committee
Comments
February 1, 2011**

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

Questions for Discussion:

- 1. If term limits for the HCV program were implemented, what do you think is a reasonable time limit to receive rental assistance?**
 - 5 years
 - 10 years

- 2. If large cuts are made to SAHA program and we were forced to reduce number of families assisted, how should SAHA make the decision? (I.e. first in/first out or last in/first out, are there any exceptions?)**
 - First in/first out
 - Remove adult family members that have completed their educational program (Bachelor Degree) from household to reduce HAP amounts
 - Remove/terminate families that have the lowest HAP amounts (under \$100?)
 - Reduce F/T student earned income exclusion to 50%?
 - Allow participants to have share housing with non-subsidized families to reduce cost of housing
 - Have participants pay 40% of income towards rent instead of 30%
 - Require adults that are able bodies between the age of 18-50 years to either be working or in vocational/educational training programs then be working once completed program
 - Eliminate utility allowance
 - Highest income people should be taken off the program first
 - Seniors and disabled should be last to be taken off

- 3. If flat rents were to be established with no utility allowances, should it be determined by voucher size or family size?**
 - Family size
 - Voucher because rate will not change

- 4. In the event proposed cuts are in place, what would you like to see SAHA do to assist families be prepared for: Self-sufficiency or paying a higher share of rent?**
 - Change requirements so that all able bodies adults (18-50 years old) to either be working or in school
 - Provide tiers of change (2 months, share of rent will increase from 30% to 35%, 24 months from 35 to 40%)

- 5. What do you like/dislike about your unit? City of Santa Ana?**

- Likes where she lives, but doesn't agree with no more Senior Living Housing for the disabled. They should be able to live there as long as they can care for themselves
- Casa Pacifica for Seniors has 40 year olds living there
- Can landlords take a 20% cut to help people on the program?
- Spanish Community
- Safe City
- Close shopping centers
- Mexican stores
- Clean neighborhood
- High rents
- High water, trash, sewer bills
- Villa Santana – everyone shares the water bill no matter the size of the family
- Over populated
- Car alarms always going off
- Certain areas in the city are worse than others, "fix" the whole city, not just some areas
- Orange County doesn't have Public Housing
- No rent control
- Voucher program will get cut all over the United States

6. Please rate the following customer service areas with:

Phone	Excellent/Average/Needs Improvement
Appointments	Excellent/Average/Needs Improvement
Housing Specialist	Excellent/Average/Needs Improvement

- Excellent
- Jan is great, nice, good spirit
- Phone/Excellent
- Appointments/Excellent
- Housing Specialist/Excellent
- Phone/Good
- Appointments/Average
- Housing Specialist/Needs improvement

The Housing Authority staff provided an overview of the current Federal budget situation.

Attending:

Nicolas Villalobos +1
 Arlan Heron
 Larry Buchanan +1
 Elena Guardado +1
 Julio Mendizabal
 Maria Gil +1
 Maria G. Razura +1

Sofia Sanchez
 Edna Nunn +1
 Manuela Aguilar
 Francine Harris
 Sandra Tobias +1
 Deborah Sparks
 Rosie Hendley

Thanh Nguyen
 Tuong T Lam +1
 Thanh Ngoc Luu +1
 Loc Phuoc Le
 Tina Nieto
 Alirio Echegoyen
 Thuan Thuc Thai +1