

Anaheim Housing Authority

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2002

Elisa Stipkovich, Executive Director

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: AnaheimHousingAuthority

PHANumber: CA104

PHAFiscalYearBeginning: 07/01/02

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN EACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEAR S.** (Quantifiable measures would include targetss such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers. *Measure: Respond to all Section 8 Existing and Special Purpose NOFAs for which Anaheim Housing Authority is eligible to apply.*
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities. *Measure: Utilize \$3,800,000 in Community Development Block Grant (CDBG)/HOME funds; \$1,000,000 in Housing Authority funds; \$1,200,000 in California Housing Finance Agency (CHFA) funds; \$2,000,000 in local funds; \$6,100,000 in Redevelopment Set -Aside funds; \$27,200,000 in developerequity/ tax credits; and \$14,600,000 in construction/permanent loans (total project cost: \$55,900,000) to rehabilitate the Jeffrey -Lyne Neighborhood, a low -income neighborhood in need of rehabilitation.*
- Acquire or build units or developments
- Other: (list below)
Develop additional affordable housing units. Measure: Create a high quality, affordable, rental (non -public housing) housing complex, consisting of a total of 700 units. Phase I of the project was completed in February, 2002, and a total of 338 affordable units were created. Phase I of the project also included the

following amenities: additional greenspace, increased parking, and a 10,000 square foot community center which houses administrative functions, social programs, and recreation activities. Housing is targeted to low and very low income families. This project is known as “Jeffrey-Lynne”.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHA Score)
- Improve voucher management. *Measure: Be responsive to HUD’s customer service questionnaire. Anaheim Housing Authority (AHA) has a SEMAP score of 130 points out of a possible total of 140; AHA intend to maintain or exceed this score over the five -year plan period. AHA faces a continuing challenge of convincing existing Section 8 tenants to enroll in the Family Self-Sufficiency (FSS) Program, hence the less than perfect SEMAP score.*
- Increase customer satisfaction. *Measure: Provide ongoing customer sensitivity training to staff who have contact with tenants and landlords; return all calls within one business day; continue to consistently and actively assist Section 8 special-program and other difficult -to-place housing clients in locating decent, safe, suitable housing, continue ongoing outreach efforts with landlords to educate them about Section 8 programs and to encourage them to rent to Section 8 clientele; continue to conduct all Housing Quality Standard (HQS) inspections within 10 business days of inspection request; designate at least three full -time staff members to provide social services support to Section 8 clients; wherever a disability prevents a Section 8 client from meeting staff at AHA administrative office, housing staff shall meet the client at the client’s home, or mutually convenient location, to conduct AHA -related business; make available to clients a listing of available rental homes throughout Orange County and encourage clients to seek housing outside concentrated areas of poverty.*
- Concentrate efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections). *Measure: Ensure AHA organizational structure is adequate to meet the needs of AHA’s clients; continue to conduct all HQS inspections within 10 business days of inspection request.*
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
Seek opportunities to refurbish low -income neighborhoods characterized by absentee landlords, substandard living conditions, and high crime. Measure:
 - 1) Work with private sector to acquire, rehabilitate, and provide professional on -site management in multi -family housing;
 - 2) Work cooperatively with public safety personnel to eliminate criminal element;

- 3) *Work with park and recreation staff to provide adequate greenspace and recreation/community service activities for youth of low -income households;*
- 4) *Place affordability covenants on developments to ensure long -term affordable housing opportunities and to minimize displacement;*
- 5) *Encourage participation in City's multi -family interest subsidy write -down program. This program provides low -interest loans to owners of multi -family housing located in areas of the City with a comprehensive neighborhood plan.*

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling. *Measure: Provide mobility counseling at every Section 8 briefing.*

Conduct outreach effort to stop potential voucher landlords. *Measure: Potential voucher landlords will be reached by press releases, newspaper ads, brochures, AHA Annual Report, newsletters, and spot announcements on local radio and local television channels (when possible). The Housing Coordinator, Housing Supervisors, and Housing Specialists will make personal contact with real estate property managers and owners who control a substantial number of units..*

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site -based waiting lists:

Convert public housing to vouchers:

Other: (list below)

Expand housing opportunities for low/very low -income households and the handicapped/disabled. Measure: Survey Section 8 landlords to establish an inventory of units which are accessible to the handicapped/disabled. AHA, as a Housing Counseling Agency designee, strives to increase housing choice by: 1) educating tenants and prospective homeowners about housing availability in Anaheim; 2) educating tenants about the meaning of being a desirable neighbor (i.e., following the established rules of any given apartment complex; good housekeeping practices; the importance of paying one's share of the rent consistently and on a timely basis). Tenants are advised that if they establish a good reputation as a desirable occupant, their housing choices will be greatly expanded.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
Strive to achieve an appropriate jobs/housing balance by creating new housing opportunities as follows. Measure:

<i>Housing for very low income:</i>	<i>1,580 units</i>
<i>Housing for low income:</i>	<i>828 units</i>
<i>Housing for moderate income:</i>	<i>1,880 units</i>
<i>Housing for above moderate income:</i>	<i>3,235 units</i>
<i>Total</i>	<i>7,523 units</i>

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households.
Measure: Maintain 700 households under lease under Section 8 Welfare-to-Work (WTW) program; enroll a total of 325 Section 8 participants in the Family Self-Sufficiency (FSS) program to meet AHA's minimum program size of 325; work closely with local welfare agency to coordinate the delivery of needed social services to all Section 8 special program participants.

Objectives:

- Increase the number and percentage of employed persons in assisted families.
Measure: Implement the Section 8 WtW voucher program by giving first preference to full-time employed welfare recipients and second preference to part-time employed welfare recipients. Market the aforementioned preferences offered under the WtW program to encourage unemployed Section 8 applicants to obtain employment.
- Provide or attract support services to improve assistancerecipients' employability. *Measure: Utilize \$100,000 in Section 8 administrative fee reserves to provide employed and job-training-enrolled Section 8 participants with utility fee assistance and essential services not covered by other forms of public assistance.*
- Provide or attract support services to increase independence for the elderly or families with disabilities. *Measure: Continue to work with the following agencies for the provision of support services to the disabled: Orange County (OC) Mental Health Association, OC Health Care Agency, OC Alcohol Abuse Services, Anaheim Drug Abuse Services, OC Social Services Agency (SSA). Continue to work with the following agencies for the provision of supportive services to the elderly: OC Area Agency on Aging, OC SSA —Adult Protective Services, and Anaheim Senior Citizens Center.*
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. *Measure: Enter into and maintain a contract with the OC Fair Housing Council to: ensure City staff, landlords and tenants are educated about fair housing law, provide landlord/tenant dispute mediation services, investigate and respond to allegations of fair housing violations, complete a housing impediments analysis to enable the City to address and resolve fair housing problems.*
 - Undertake affirmative measure to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. *Measure: Work with the Dayle McIntosh Center for the Disabled to locate suitable housing for the disabled; work with the City Building Division to enforce American Disability Act (ADA) requirements.*
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Expand the continuum of care to assist the homeless population in Anaheim through the following activities. *Measures:*

- 1) *Continue to provide assistance to emergency and transitional housing shelters with Emergency Shelter Grant (ESG) funds*
- 2) *Continue to set aside 91 Section 8 vouchers for the homeless*
- 3) *Continue the One-Time Rental Assistance Payments Program (OTRAPP) to provide move-in costs (security deposits, utility hookup fees) to two population groups:
 - a) *Homeless families who have sufficient income to pay the monthly rent for permanent housing, but lack the funds necessary to pay the "upfront" costs of renting (e.g., first and last month's rent, security deposit, etc.); and*
 - b) *Families who are "at risk" of becoming homeless; they currently reside in permanent housing but due to a one-time extenuating circumstance such as a car repair, medical bill, etc., they are unable to pay their rent. Their financial situation is such that by receiving one-time rental assistance, they are saved from possible homelessness.**

OTRAPP is an extremely successful program; it has saved 774 families from homelessness since its inception in 1990. This program is a very cost-efficient homeless prevention program; it is much more economical to maintain a family in permanent housing than to provide the financial assistance and the wider range of services necessary to transition a family from homelessness to permanent housing. This program is funded with ESG funds. Surveys conducted six months after clients received OTRAPP funding indicate that 73% of those assisted under the OTRAPP Program (512 of 774 families) have maintained their permanent housing, indicating this program is making an impact in decreasing the number of homeless families.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79 (r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciesofthePHAhasincludedintheAnnualPlan.

Anaheim Housing Authority (AHA) was established in 1975, and is part of the Planning and Community Development Department of the City of Anaheim. AHA is governed by a five member board, which also acts as the Anaheim City Council. AHA currently administers 6,093 Section 8 vouchers. AHA does not own or operate any public housing units. The following is a summary of the information contained in AHA's Annual Plan.

AHA currently has 6,359 families on its waiting list for Section 8 rental assistance. Ninety percent of the Authority's Section 8 Program vouchers are currently under lease -- 61 vouchers are available -- which will assist approximately one percent of the Section 8 waiting list.

In addition to its federally funded rental assistance programs, the Planning and Community Development Department also operates several local affordable rental housing programs (Senior Ordinance and Density Bonus Programs) which provide incentives to developers to build affordable rental housing. Families living in these developments with annual incomes at or below 80% of median family income (MFI) qualify for below market rents. The Department also operates a homeownership assistance program using local Redevelopment Set-Aside funds, which provides downpayment assistance loans to families with incomes at or below 120% of MFI.

The Planning and Community Development Department also utilizes federal funds to address the housing needs of its residents: HOME funds (for homeownership assistance and acquisition/rehabilitation of multifamily housing), CDBG funds (for interest write-down loans for rehabilitation of single family and multifamily housing and the development of affordable

housing through land write-downs), and ESG funds (for emergency/transitional housing assistance and homeless prevention services).

The City/Housing Authority works with the private sector to leverage public/private funds to rehabilitate blighted neighborhoods and to create additional affordable housing opportunities. A major joint effort currently underway is the rehabilitation of the Jeffrey-Lynn neighborhood, a low-income neighborhood in need of rehabilitation. Located adjacent to Disneyland, the neighborhood consisted of mostly dilapidated and severely deteriorated buildings. Absentee landlords and deferred maintenance contributed to blighted, and in some cases, uninhabitable conditions. The project is being completed in two phases. Phase I resulted in the creation of 293 affordable housing units, and a total of approximately 700 families (for Phases I and II) will receive assistance. Units will remain affordable for a period of 55 years. Phase I of the project was completed in December, 2001 and includes the following amenities: three totlots, open play areas, a swimming pool, security gates, barbecue and sitting areas, 90 additional parking spaces, and additional green space throughout the project. A 10,000 square foot community center was built, and includes five offices, three classrooms, a computer lab equipped with 25 computer stations, a multimedia room, a counseling office, career resources center, and an activity room. The Center houses programs such as English classes, computer classes, a year-round lunch program, food distribution program, on-site health clinic, after school tutoring, career development and job training, and summer camps scholarships. Hope Through Housing, a nonprofit foundation, is the onsite administrator for the community center. In addition, unit renovations included adding private decks and patios, new stairs, storage closets, awnings, windows, landscaping, flooring, plumbing fixtures, appliances, cabinets, roofs, and window coverings.

Phase II of the project is in the early stages of planning. City staff is working with the developer to structure the financing for the purchase and rehabilitation of the remaining units. The Housing Authority has purchased five apartment buildings to date.

As stated above, AHA is part of the Planning and Community Development Department of the City of Anaheim. There is considerable coordination among the staff who work on Planning projects, Housing Authority Programs and Community Development Programs. Staff members from each division of the Department are encouraged to work interactively with one another to ensure a coordinated system of service. As a result, Planning and Community Development Department staff is quite familiar with the various housing programs offered throughout the City and can ensure that clients are slotted into the most appropriate set of housing and supportive services programs. This also results in good long-range planning for all programs housed in the Department, as well as prevention of duplication of programs/services.

AHA actively participated in the Consolidated Plan Document (CPD) development process for the 2000-2005 CPD. As discussed above, there is much overlap in the staff working on AHA programs and Community Development programs -- AHA staff works with other Planning and Community Development staff in developing the CPD. This results in the inclusion of programs in the CPD which adequately address the housing needs of low- and very low-income families. This also ensures a PHA Plan, which is consistent with the CPD, as many of the same staff is

involved in preparing both documents. Likewise, AHA staff also prepared the 1998 -2005 Housing Element Update, which is one of seven mandatory elements of the City's General Plan and describes the City's goals to address housing for all income levels within its boundaries. AHA staff worked closely with the Planning staff to ensure that the Housing Element Update was consistent with the other six elements of the General Plan.

To meet the needs of its low - and very low -income residents, AHA plans to pursue additional Section 8 units should they become available; as well as to pursue housing resources other than Section 8 tenant -based assistance.

To assist low - and very low -income elderly residents, AHA will apply for special purpose vouchers targeted to the elderly, should they become available; and continue to encourage the development of senior rental housing through the City's Senior Ordinance Program.

To assist low - and very low -income disabled residents; AHA will apply for special -purpose vouchers targeted to families with disabilities, should they become available. AHA currently administers 250 vouchers under the Mainstream Housing Opportunities Program for the Disabled. AHA will continue to affirmatively market to local nonprofit agencies that assist families with disabilities to ensure that disabled families obtain suitable housing and the supportive services they need to maintain an independent lifestyle.

AHA plans to maintain or increase Section 8 lease -uprates by maintaining a sufficient payment standard that enables families to rent throughout the City. AHA's payment standard is currently set at 100% of the area Fair Market Rents (FMRs). AHA will also undertake measures to ensure access to affordable housing among families assisted by AHA, regardless of the unit size required. AHA will maintain, and hopefully increase, Section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority concentration and poverty.

As part of AHA's overall effort to encourage families to become employed, AHA is implementing admissions preferences aimed at families who are working. In FY 2000, AHA received funding for 700 vouchers under the Section 8 Welfare -to-Work (WtW) Program, all of which were released as of December 31, 2000 (6 months ahead of HUD's deadline of June 30, 2001). Preference for participation in this program is given to applicants who are employed. AHA is working closely with the local welfare agency, as well as the local Workforce Investment Act (WIA) Agency (previously called JTPA) to assist its clients in obtaining suitable employment and the supportive services they require to become self -sufficient. The local WIA agency is part of the Planning and Community Development Department, and both AHA and WIA staff work closely together in coordinating the adequate provision of housing/job training/supportive services to WtW, as well as Family Self -Sufficiency (FSS) clients. In July, 2000, AHA received \$687,500 in CalWORKS (TANF) Incentives Funds, to be expended over a three year period, from the County of Orange Social Services Agency (SSA) to assist WtW voucher holders in paying partial or full security deposits, payment of utility fees and deposits, payment of additional moving or move -in expenses, payment of up to \$600 each for the one -time purchase of a refrigerator and/or stove, if the family does not own such an appliance; and other housing related costs deemed reasonable and necessary. In FY 1999, FY 2000, and FY 2001 AHA received \$46,350, \$47,750, and \$104,918

respectively in HUD funds to hire a Section 8 FSS Program Coordinator. The FSS Coordinator coordinates the delivery of the supportive services that FSS clients need to achieve self-sufficiency, as well as provides case management services to assist FSS participants in completing their Contract of Participation.

In December, 1998, AHA was designated as a HUD -approved Local Housing Counseling Agency (LHCA). The objective of the LHCA is to provide comprehensive housing counseling, education, and outreach to potential renters, home buyers and homeowners. LHCAs educate renters on their rights, and assist low -or moderate -income renters in obtaining adequate rental housing; provide outreach and education to potential homeowners; educate homeowners about the responsibilities of homeownership; and assist existing homeowners in dealing with default and foreclosure. There are three Housing Counseling Agencies in the County of Orange: 1) Consumer Credit Counseling; 2) Fair Housing Council of Orange County; and 3) AHA. Of these three agencies, AHA is the only agency in the unique position of providing standard housing counseling services and rental subsidy assistance to its clientele. AHA's comprehensive housing services together with the job training services provided by the City's WIA staff enables the Planning and Community Development Department to offer a "one -stop" shopping approach to its clientele.

Staff operating these programs work together to ensure that clients receive all of the services they need in the most convenient manner possible. The overall goal is to provide high quality services to low -income clientele by eliminating the "run around" experience government agencies notoriously impose on the citizens they serve. AHA's intention is to make the "bureaucratic" process of government as streamlined as possible, such that its clients do not fail to have their needs met due to feelings of overwhelming frustration with government process and procedures.

In cases where rental program clients graduate from job training programs and reach economic self-sufficiency, AHA refers them to the Planning and Community Development Department's homeownership assistance program so that these clients are ultimately able to achieve the "American Dream". This is another example of how AHA's unique placement within the City's Planning and Community Development Department encourages a coordinated delivery of services. This method of service delivery is highly effective because, unlike most public -housing agencies, AHA falls under the City's organizational structure, as opposed to existing as a stand -alone entity.

To increase awareness of AHA's resources among families of races and ethnicities with disproportionate needs, AHA will continue to affirmatively market its programs to those families. AHA works closely with the Orange County Fair Housing Council to ensure its participants are educated regarding their fair housing rights, and receive legal assistance and advice should they encounter housing discrimination. To affirmatively further fair housing, AHA will continue to counsel Section 8 tenants as to the location of units outside areas of poverty or minority concentration and assist them in locating those units. AHA will also market its Section 8 Program to owners outside areas of poverty/minority concentration.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **Not Applicable, Section 8 – Only PHA**
- FY2002 Capital Fund Program Annual State ment **Not Applicable, Section 8 – Only PHA**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **Not Applicable, Section 8 – Only PHA**

Optional Attachments:

- A PHA Management Organizational Chart - Attachment A
 FY2002 Capital Fund Program 5 Year Action Plan
Not Applicable, Section 8 - Only PHA
 Public Housing Drug Elimination Program (PHDEP) Plan - **Not Applicable, Section 8 - Only PHA**
- B Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - Attachment B
 Other (List below, providing each attachment name)
- C Membership of Resident Advisory Board
- D FY2002 -03 Community Development Block Grant Budget
- E FY2002 -03 HOME Budget
- F FY2002 -03 Emergency Shelter Grant Budget
- G Section 8 Project -Based Assistance Program
- H AHA Annual Progress Report

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Five-Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	Five-Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	Five-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 Included in Section 8 Administrative Plan	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Housing Element Update	(specify as needed) 5-year and Annual Plan; Housing needs

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	7,305	5	5	3	5	5	3
Income > 30% but							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
<=50% of AMI	7,728	5	5	3	5	5	3
Income >50% but <80% of AMI	6,654	5	5	3	4	4	3
Elderly	4,494	5	3	3	3	2	3
Families with Disabilities	58,729	5	5	3	5	5	3
White/NonHispanic	59,442	5	5	3	5	5	3
White/Hispanic	17,763	5	5	3	5	5	3
Asian/Pac.Is.	7,070	5	5	3	5	5	3
Black	2,316	5	5	3	5	5	3
Other (Native American)	521	5	5	3	5	5	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000/2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Draft State Housing Element Update -1998 -2005

B. Housing Needs of Families on the Public Housing and Section 8 Tenant -Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA -widewaiting list administered by the PHA. PHAs may provide separate tables for site -based or sub -jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	6359		2745
Extremely low income <=30% AMI	5391	85%	
Very low income (>30% but <=50% AMI)	857	13%	
Low income (>50% but <80% AMI)	111	2%	
Families with children	1998	31%	
Elderly families	2771	44%	
Families with Disabilities	1939	30%	
Hispanic	2100	33%	
NonHispanic	2044	32%	
Black	611	10%	
Native American	51	1%	
Asian/Pacific Islander	1550	24%	
Other	3	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	Not Applicable	Not Applicable	Not Applicable
2BR	Not Applicable	Not Applicable	Not Applicable
3BR	Not Applicable	Not Applicable	Not Applicable
4BR	Not Applicable	Not Applicable	Not Applicable
5BR	Not Applicable	Not Applicable	Not Applicable
5+BR	Not Applicable	Not Applicable	Not Applicable
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

AHA currently has 6,093 families on its waiting list for Section 8 rental assistance. Ninety percent (99%) of the Authority's Section 8 Program vouchers are currently under lease and 1% of the vouchers are available, which will assist approximately one percent (1%) of the waiting list. -nine
-61

In addition to its federally funded rental assistance programs, the Community Development Department has operated two Affordable Rental Housing Programs since 1985 which offers zoning and other incentives to developers to offset the costs associated with the construction of affordable rental housing. The following is a description of these programs.

Affordable Senior Housing Program

This program is designed for senior citizens that have an annual income between 0% and 80% of MFI. The Senior Ordinance offers developers incentives to encourage the production of affordable senior housing units. The Ordinance allows developers to build smaller units and to provide less parking than the current zoning code requires. In return, 25% of the units must be offered at rents affordable to Seniors at or below 35% of the HUD area median income and 24% of the units must be offered at rents affordable to Seniors at or below 50% of the HUD area median income. Since 1981, 23 senior projects, offering a total of 621 affordable senior units, have been built under the Senior Ordinance. Developers are required to give the Housing Authority first right of refusal in filling vacant senior affordable rental units. The Housing Authority maintains a waiting list of senior citizens interested in this program, who are notified of vacant affordable senior units when available. t

Affordable Rental Housing Programs

The City provides incentives and concessions to developers to offset increased costs associated with construction of affordable rental housing. Incentives are listed as follows:

- *Fund Development Fees
- *Write -Down Land Cost to Developers
- *Lease of Authority/Agency Owned Property
- *Pre -Development Loans/Grants
- *Subsidized Interest Rates
- *Provision of Off -Site Improvements
- *Housing Credits
- *Streamlining the Development Review Process
- *Density Bonus Program
- *Bond Financing
- *Tax Credits
- *Community Reinvestment Act Favorable Financing

In return for receipt of one or more of the above incentives, the developer must offer a percentage of the units (the percentage differs depending upon the incentive(s) received) at rents affordable to very low and low-income families/individuals. To date 960 affordable rental units have been constructed under this program. Developers are required to give the Housing Authority first right of refusal in filling vacant affordable units. The Housing Authority maintains a list of families/individuals who are interested in the affordable rental housing and notifies the list when an affordable unit becomes vacant.

The Planning and Community Development Department also utilizes federal funds to address the housing needs of its residents: HOME funds (for homeownership assistance and acquisition/rehabilitation of multifamily housing), CDBG funds (for interest write-down loans for rehabilitation of single family and multifamily housing and the development of affordable housing through land write-downs), and ESG funds (for emergency/transitional housing assistance and homeless prevention services).

The City/Housing Authority works with the private sector to leverage public/private funds to rehabilitate blighted neighborhoods and to create additional affordable housing opportunities. City of Anaheim, using CDBG, HOME, tax credits, local Redevelopment Set-Aside funds, State, and private funds has rehabilitated two low-income neighborhoods and is in the process of rehabilitating a third neighborhood in the City. These neighborhoods had substandard housing, severe overcrowding, high crime rates, and numerous social problems. Because Federal funds were used, a percentage of the units in each project were (and will be) set-aside as affordable units. To date, 274 affordable units have been created and the units will remain affordable for a period of 55 years.

A major joint effort currently underway is the rehabilitation of the Jeffrey-Lynn neighborhood, a low-income neighborhood in need of rehabilitation. Located adjacent to Disneyland, the neighborhood consisted of mostly dilapidated and severely deteriorated buildings. Absentee landlords and deferred maintenance contributed to blighted, and in some cases, uninhabitable conditions. The project is being completed in two phases. Phase I resulted in the creation of 293 affordable housing units, and a total of approximately 700 families (for Phases I and II) will receive assistance. Units will remain affordable for a period of 55 years. Phase I of the project was completed in December, 2001 and includes the following amenities: three tot lots, open play areas, a swimming pool, security gates, barbecue and sitting areas, 90 additional parking spaces, and additional green space throughout the project. A 10,000 square foot community center was built, and includes five offices, three classrooms, a computer lab equipped with 25 computer stations, a multimedia room, a counseling office, career resources center, and an activity room. The Center houses programs such as English classes, computer classes, a year-round lunch program, food distribution program, on-site health clinic, after school tutoring, career development and job training, and summer camps scholarships. Hope Through Housing, a nonprofit foundation, is the onsite administrator for the community center. In addition, unit renovations included adding private decks and patios, new stairs, storage closets, awnings, windows, landscaping, flooring, plumbing fixtures, appliances, cabinets, roofs, and window coverings.

Phase II of the project is in the early stages of planning. City staff is working with the developer to structure the financing for the purchase and rehabilitation of the remaining units. The Housing Authority has purchased five apartment buildings to date.

AHA is part of the Planning and Community Development Department of the City of Anaheim. There is considerable overlap among the staff who work on Planning projects, Housing Authority Programs and Community Development Programs. Staff members from each division of the Department are encouraged to work interactively with one another to ensure a coordinated system of service. As a result, Community Development Department staff is quite familiar with the various housing programs offered throughout the City and can ensure that clients are slotted into the most appropriate set of housing and supportive services programs. This also results in good long-range planning for all programs housed in the Department, as well as prevention of duplication of programs/services.

AHA actively participated in the Consolidated Plan Document (CPD) development process for the 2000 -2005 CPD. As discussed above, there is much overlap in the staff working on AHA programs and Community Development programs -- AHA staff works with other Community Development staff in developing the CPD. This will result in the inclusion of programs in the CPD, which will adequately address the housing needs of low- and very low-income families. This will also ensure a PHA Plan, which is consistent with the CPD, as many of the same staff is involved in preparing both documents. Likewise, AHA staff prepared the 1998 -2005 Housing Element Update, which is one of seven elements of the City's General Plan and addresses how the City will achieve a jobs/housing balance for all income levels within its boundaries. AHA staff worked closely with the Planning staff to ensure that the Housing Element Update was consistent with the other six elements of the General Plan.

To meet the needs of its low- and very low-income residents, AHA plans to pursue additional Section 8 units should they become available; as well as to pursue housing resources other than Section 8 tenant-based assistance.

To assist low- and very low-income elderly residents, AHA will apply for special purpose vouchers targeted to the elderly, should they become available; and continue to encourage the development of senior rental housing through the City's Senior Ordinance Program.

To assist low- and very low-income income disabled residents; AHA will apply for special purpose vouchers targeted to families with disabilities, should they become available. AHA currently administers 250 vouchers under the Mainstream Housing Opportunities Program for the Disabled. AHA will continue to affirmatively market to local nonprofit agencies that assist families with disabilities to ensure that disabled families obtain suitable housing and the supportive services they need to maintain an independent lifestyle.

AHA plans to maintain or increase Section 8 lease-up rates by maintaining a sufficient payment standard that enables families to rent throughout the City. AHA's payment standard is currently set at 100% of the area Fair Market Rents (FMRs). AHA will also undertake measures to ensure

access to affordable housing among families assisted by AHA, regardless of the unit size required. AHA will maintain, and hopefully increase, Section 8 lease rates by marketing the program to owners, particularly those outside of areas of minority concentration and poverty.

As part of AHA's overall effort to encourage families to become employed, AHA is implementing admissions preferences aimed at families who are working. In January 2000, AHA received 700 vouchers under the Section 8 Welfare-to-Work (WtW) Program, which were fully leased by December 31, 2000 (6 months ahead of HUD's lease-up deadline of June 30, 2001). Preference for participation in this program is given to applicants who are employed. AHA will apply for additional WtW vouchers, should they become available. AHA is working closely with the local welfare agency, as well as the local Workforce Investment Act (WIA) agency (previously called JTPA) to assist its clients in obtaining suitable employment and the supportive services they require to become self-sufficient. The local WIA agency is part of the Planning and Community Development Department, and both AHA and WIA staff work closely together in coordinating the adequate provision of housing/job training/supportive services to WtW, as well as Family Self-Sufficiency (FSS) clients. In July, 2000, AHA received \$687,500 in CalWORKS (TANF) Incentives Funds from the County of Orange Social Services Agency (SSA), to be expended over a three-year period, to assist WtW voucher holders in paying partial or full security deposits, payment of utility fees and deposits, payment of additional moving or move-in expenses, payment of up to \$600 each for the one-time purchase of a refrigerator and/or stove, if the family does not own such an appliance; and other housing related costs deemed reasonable and necessary.

In FY1999, FY2000, and FY2001, AHA received \$46,350, \$47,750, and \$104,918 respectively, in HUD funds to hire a Section 8 FSS Program Coordinator (two FSS coordinators were hired in FY2001). The FSS Coordinator coordinates the delivery of the supportive services that FSS clients need to achieve self-sufficiency, as well as provides case management services to assist FSS participants in completing their Contract of Participation.

In December, 1998, AHA was designated as a HUD-approved Local Housing Counseling Agency (LHCA). The objective of the LHCA is to provide comprehensive housing counseling, education, and outreach to potential renters, home buyers and homeowners. LHCA educate renters on their rights, and assist low- or moderate-income renters in obtaining adequate rental housing; provide outreach and education to potential homeowners; educate homeowners about the responsibilities of homeownership; and assist existing homeowners in dealing with default and foreclosure. There are three Housing Counseling Agencies in the County of Orange: 1) Consumer Credit Counseling; 2) Fair Housing Council of Orange County; and 3) AHA. Of these three agencies, AHA is the only agency in the unique position of providing standard housing counseling services and rental subsidy assistance to its clientele. AHA's comprehensive housing services together with the job training services provided by the City's WIA staff enables the Community Development Department to offer a "one-stop" shopping approach to its clientele.

Staff operating these programs work together to ensure that clients receive all of the services they need in the most convenient manner possible. The overall goal is to provide high quality services to low-income clientele by eliminating the "run around" experience government

agencies no toriously impose on the citizens they serve. AHA's intention is to make the "bureaucratic" process of government as stream -lined as possible, such that its clients do not fail to have their needs met due to feelings of overwhelming frustration with govern -ment process and procedures.

In cases where rental program clients graduate from job training programs and reach economic self-sufficiency, AHA refers them to the Planning and Community Development Department's homeownership assistance program so that the -se clients are ultimately able to achieve the "American Dream". The Department currently operates two downpayment assistance programs:

1. *Second Mortgage Assistance Program (SMAP)*

This program is funded by local Redevelopment housing set -aside funds. From 1990 through December 31, 2001 the City has given financial assistance to over 429 households to enable them to afford to purchase a home.

Under the SMAP program the City offers low interest loans in the form of "silent" second mortgages: the home buyer makes no monthly payments on the principal or interest on this loan - it is fully deferred for a term of 30 years or until sale or change of title. Other program features include:

**Income limits: Upto 120% of Median Family Income (MFI) adjusted for household size*

**Targeted locations: The six Neighborhood Council areas*

**Preference: Live or work in the City of Anaheim*

**Loan amount: 15% of purchase price, not to exceed \$25,000*

**Interest rate: 5% simple interest*

**Term of loan: 30 years*

**Payments: No monthly payments*

**Buyer down -payment: 3% of purchase price plus closing costs*

**Need not be a first time home buyer, but cannot have an ownership interest in a property at time of application.*

2. *HOME Program*

This is a federally funded program. From July, 1993 through December 31, 2001, 113 HOME loans have been made. Like the SMAP program, the HOME program offers low interest loans in the form of "silent" second mortgages: the home buyer makes no monthly payments on the principal or interest on the loan - it is fully deferred for a term of 30 years or until sale or change of title. Other program features include:

**Income limit: Upto 80% of MFI adjusted for household size*

**Program area: Offered City -wide*

**Preference: Live or work in the City of Anaheim.*

**Loan amount: Upto \$35,000 maximum*

- *Interest rate: 3% simple interest
- *Term of loan: 30 years
- *Payment: no monthly payments
- *Buyer down - payment: 3% of purchase price plus closing costs
- *Maximum purchase price: \$239,250
- *Need not be a first-time homebuyer, but cannot have an ownership interest in a property at time of application.

3. **Mortgage Credit Certificate Program**
 This is a federally funded program that is administered by the State. The State offers Mortgage Credit Certificates through an annual application process, which allows first-time homebuyers a credit on their Federal income tax up to 15% of the mortgage interest, paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the mortgage remains as an income tax deduction. This savings can be realized on a monthly basis by adjusting the exemption of a buyer's W-4 form. This tax credit may be offered in conjunction with the Second Mortgage Assistance Program (SMAP).

These program descriptions give additional examples of how AHA's unique placement within the City's Planning and Community Development Department encourages a coordinated delivery of services. This method of service delivery is highly effective because, unlike most public housing agencies, AHA falls under the City's organizational structure, as opposed to existing as a stand-alone entity.

To increase awareness of AHA's resources among families of races and ethnicities with disproportionate needs, AHA will continue to affirmatively market its programs to those families. AHA works closely with the Orange County Fair Housing Council to ensure its participants are educated regarding their fair housing rights, and receive legal assistance and advice should they encounter housing discrimination. To affirmatively further fair housing, AHA will continue to counsel Section 8 tenants as to the location of units outside areas of poverty or minority concentration and assist them in locating those units. AHA will also market its Section 8 Program to owners outside areas of poverty/minority concentrations.

In designing its strategy for addressing the housing needs of families in its jurisdiction and on the waiting list in the upcoming year, AHA took the following factors into account:

- **Funding Constraints** : *The NOFAs for Section 8 Program funding (both standard and special purpose) do not contain nearly enough funding to serve the needs of AHA's waiting list (which currently numbers 6,359) in a timely manner. AHA staff, working with other Planning and Community Development Department staff, has developed local programs, as described above (Senior Ordinance Program, Density Bonus Programs, and Homeownership Programs), as well as utilizing other Federal funds, such as HOME, CDBG, and ESG funds, to develop additional housing opportunities for AHA's waiting list.*

- Evidence of Housing Needs as Demonstrated in the CPD and Other Information Available to the PHA: The 2000 -2005 CPD, based on 1990 Census data, indicates that 9,996 households in Anaheim have annual incomes at or below 30% of MFI; 10,902 households in Anaheim have annual incomes between 31% and 50% of MFI; and 10,033 households in Anaheim have annual incomes between 51% and 80% of MFI. The CPD also indicates, based on 1990 Census data, that 87% of extremely low-income households, 88% of very low -income households, and 62% of low -income households experienced cost burdens (are paying more than 30% of their monthly income for housing costs) in paying their housing costs. Using data from various sources, and taking into consideration the number of existing affordable housing units in Anaheim, the City estimates that 7,523 new housing units are needed over a 7.5 year period from 1998 -2005 to meet the housing needs of Anaheim's residents and to create a jobs/housing balance: 1,580 units for very low -income, 828 units for low-income, 1,880 units for moderate -income, and 3,235 for above -moderate income.
- Influence of the Housing Market: The housing market in Orange County is very tight. During the recession in the early and mid -1990s very few single or multi -family housing units were built. Therefore the housing vacancy rate is very low -1.3% for rental units, according to an article printed in the Orange County Register newspaper on April 6, 2001, and 1.5% for homeownership units in California for the year 2001, according to the U.S. Census Bureau. Due to the rising demand and diminished supply of housing units, rents and sale prices of housing have dramatically increased in the last twelve months. Additional new housing units are needed to meet the pent -up demand, which in turn will slow down the increase in rents and sales prices.
- Community Priorities Regarding Housing Assistance: The community priorities for housing assistance are described on page 51 of the Annual Plan. This section describes the Strategic Plan for Anaheim's FY2000 -2005 CPD. The CPD is a document which is developed with extensive citizen input, and, therefore, reflects the goals and priorities of the community regarding housing assistance.
- Results of Consultation With Local or State Government: City Economic Development staff have stated that it is crucial that sufficient and affordable housing is available to employees of employers located in Anaheim. If employers cannot attract sufficient employees due to housing unavailability or lack of affordability, they may seek to relocate to areas where their employees can find suitable housing. Therefore, it is important to Anaheim, that sufficient and affordable housing is available to these employees. Likewise, it will also be difficult to attract new employers to Anaheim if sufficient and affordable housing is not available. Other City departments, such as Police, Fire, Code Enforcement, Parks and Recreation, and Public Works were consulted during the CPD development process. Their concerns were directed toward the City's low -income neighborhoods, which have a high concentration of social problems and substandard housing

conditions, such as the Jeffrey -Lynne Neighborhood. They support a “neighborhood” approach in making Federal funding decisions in which the City concentrates multiple resources on an entire neighborhood, thereby addressing all of the neighborhood’s problems as part of one project and making a noticeable impact on the neighborhood.

- Results of Consultation With Residents and the Resident Advisory Board:

Anaheim Housing Authority (AHA) held a public hearing on March 7, 2002 to receive input from the Resident Advisory Board and the public on AHA’s Annual FY2002 - 2003 Public Housing Agency (PHA) Plan. The Resident Advisory Board unanimously supported the FY2002 -03 Annual PHA Plan.

- Results of Consultation With Advocacy Groups: Advocates for low -income housing have lobbied for the construction of additional affordable units to help ease the housing shortage for low -and very -low income families. Rents in existing, privately owned housing are increasing and sale prices of “for -sale” housing are on the rise due to the high demand and low supply. Low - and very low -income households cannot afford to pay the market rents, nor can they qualify to purchase a home. To meet the high demand, housing advocates state that new units need to be constructed, which are affordable to families at or below 30%, 50%, and 80% of MFI.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase Section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Encourage construction of senior rental housing through the Senior Ordinance Program, a City sponsored affordable housing program which awards zoning incentives to developers of senior housing who agree to set aside a percentage of their units at rents affordable to very low - income seniors

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races and ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	<i>Not Applicable</i>	
b) Public Housing Capital Fund	<i>Not Applicable</i>	
c) HOPEVI Revitalization	<i>Not Applicable</i>	
d) HOPEVI Demolition	<i>Not Applicable</i>	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$41,505,289	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<i>Not Applicable</i>	
g) Resident Opportunity and Self-Sufficiency Grants	<i>Not Applicable</i>	
h) Community Development Block Grant	\$4,796,000	<i>See Attachment D</i>
i) HOME	\$1,724,000	<i>See Attachment E</i>
Other Federal Grants (list below)		
Emergency Shelter Grant	\$164,000	<i>See Attachment F</i>
Section 8 Family Self-Sufficiency Coordinator	\$104,918	<i>See Page 59 for a program description</i>

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	<i>Not Applicable</i>	
4. Other income (list below)	0	
4. Non -federal sources (list below)	0	
TOTAL	\$48,294,207	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing Exempt: Section 8 –only PHA

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug -related activity
- Rental history
- Housekeeping

Other(describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes?(either directly or through an NCIC -authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of the list or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA -resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developmentsto determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developmentstargeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing

- Actionstoimprovethe marketabilityofcertaindevelopments
- Adoptionoradjustmentofceilingrentsforcertaindevelopments
- Adoptionofrentincentivestoencourage deconcentrationofpovertyandincome -mixing
- Other(listbelow)

f. Basedontheresultsoftherequiredanalysis,inwhichdevelopment willthePHAmake specialeffortstoattractorretainhigher -incomefamilies?(selectallthatapply)

- Notapplicable: resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

g. Basedontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHAmake specialeffortstoassureaccessforlower -incomefamilies?(selectallthatapply)

- Notapplicable: resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

B. Section 8

Exemptions: PHAthatdonotadministersection8arenotrequiredto completesub -component3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. WhatistheextentofscreeningconductedbythePHA?(selectallthatapply)

- Criminalordrug -relatedactivityonlytotheextentrequiredbylaworregulation
- Criminalanddrug -relatedactivity,moreextensivelythanrequiredbylaworregulation
- Moregeneralscreeningthancriminalanddrug -relatedactivity(listfactorsbelow)
- Other(listbelow)
Applicantisaskedateligibilityinterviewiftheyhavehadanydrugorcriminalactivityin thepasttwoyears.

b. Yes No: DoesthePHAreque stcriminalrecordsfromlocallawenforcementagencies forscreeningpurposes?

c. Yes No: DoesthePHArequestcriminalrecordsfromStatelawenforcementagencies forscreeningpurposes?

d. Yes No: DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource)

e. Indicatewhatkindsofinformationyousharewithprospectivelandlords?(selectallthat apply)

- Criminalordrug -relatedactivity
- Other(describewhatbelow)

Past rental history and names of previous or current landlords are supplied upon request by the prospective landlord.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

One or two 30 day extensions are approved if there is a reasonable possibility that the family may find a unit.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 1. *Eligible families who are impacted by Community Development Department programs*
 2. *Families who own and occupy a mobile home as their principal place of residence and pay rent on the space. Assistance under this preference shall not exceed 5% of the total number of certificates/vouchers.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 *Veterans and veterans' families*
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 2 *Eligible families who are impacted by Community Development Department's programs*
- 3 *Families who own and occupy a mobile home as their principal place of residence and pay rent for the space on which their mobile home is located. Assistance under this preference shall not exceed 5% of the total number of certificates and vouchers.*

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHAPlan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below)

Letter to the Section 8 waiting list describing availability of a special -purpose Section 8 Program and who to contact if interested

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing Exempt: Section 8 - Only PHA

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30 % of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) *Not applicable*

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) *Not applicable*

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

When there is a change in the housing market, the payment standard is reevaluated for adequacy.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

(select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

Housing market conditions.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organizational chart showing the PHA's management structure and organization is attached. - See Attachment A
 A brief description of the management structure and organization of the PHA follows:

PHA Management Organization

Ms. Elisa Stipkovich is the Executive Director of the Community Development Department, which includes AHA, the Neighborhood Preservation Division, the Redevelopment Agency, and the Workforce Investment Act (WIA) Office. She has been with the City for 24 years, and in the housing/redevelopment field for a total of 32 years. Prior to working in Anaheim, she worked

for the County of Orange, the City of Santa Ana, as well as for County Government in New Jersey.

Ms. Bertha Chavoya , Housing Manager, has been involved in the administration of federally funded housing programs for over 24 years, and has been the administrator for the AHA since 1978. In her current position, she directs, manages and coordinates the operations and activities of AHA, and the Community Development Department's Neighborhood Preservation Office. She also coordinates housing assistance activities with other City Departments and outside agencies. Ms. Chavoya is bilingual in English and Spanish. Prior to working in Anaheim, she was employed by the Oxnard Housing Authority.

In addition to experienced upper -level management, each of the following entities have their own experienced mid -management teams and staff who assist in the implementation of the Section 8 Rental Subsidy Programs .

Amanda Hall , Housing Programs Administrator , has been with the Anaheim Housing Authority for 14 years. Ms. Hall is responsible for the Section 8 intake process, and budget and information services for the Housing and Neighborhood Preservation Division. Prior to coming to Anaheim, Ms. Hall was employed by the County of Orange Social Services Agency.

Ms. Hall supervises two Housing Coordinators, a Senior Office Specialist, four Housing Specialists, two Housing Specialist IIs, and three Office Specialist IIs. Additionally, she has a four -person information systems team including a Programmer Analyst who is a Certified Network Engineer, Microsoft Certified System Engineer, and a Certified Microsoft Developer; and three Systems Specialists, each of which assist staff in automating and maintaining the organization of documentation related to the Housing programs which assist Anaheim's low -and moderate -income persons.

Lauren Allee , Housing Programs Administrator, has worked in the area of housing and community development for 13 years. She has been with AHA since October of 1993, and is responsible for the Occupancy process for the Housing Authority and other related federally assisted housing programs, including a homeless prevention program, the HOME Program and the Emergency Shelter Grant (ESG) Program. She administered the Community Development Block Grant (CDBG) Program for 10 years. Prior to coming to Anaheim, Ms. Allee was employed by the City of Fountain Valley.

Ms. Allee's staff consists of four Housing Coordinators, one GIS Analyst, one Affordable Housing Specialist, a Family Self -Sufficiency Supervisor, five Family Self -Sufficiency Specialists, fourteen Housing Specialist IIs, and four Office Specialist IIs.

A listing and description of programs administered by AHA is contained in the Section 8 Administrative Plan starting on page 37.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	Not Applicable	
Section 8 Vouchers	4543	220
Section 8 Certificates	127	
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Homeless	595	
Mainstream	219	12
Family Unification	347	60
Welfare-to-Work	70030	
Project-Based Assistance	9812	
Public Housing Drug Elimination Program (PHDEP)	Not Applicable	
Other Federal Programs (list individually)		
Section 8 Family Self-Sufficiency Coordinator	\$104,918 (salary for 2 FSS Coordinators)	Not Applicable

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 PHAs are exempt from sub -component 6A. -Only

A. Public Housing Exempt: Section 8 -Only PHA

1. Yes No: Has the PHA established a new written grievance procedure in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs Exempt: Section 8 -Only PHA

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table

library at the end of the PHA Plan template updated HUD-52837. **OR**, at the PHA's option, by completing and attaching a properly

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name)

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) Exempt: Section 8 -Only PHA

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition Exempt: Section 8 – Only PHA

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Project end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities **Exempt: Section 8 – Only PHA**

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	

Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exempt: Section 8 -Only PHA

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current

status)

- Conversion Plan in development
- Conversion Plans submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD - approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

Exempt: Section 8 - Only PHA

NONE

A. Public Housing

Exempt: Section 8 - Only PHA

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If

“yes”,skiptocomponent12.If“No”,completetheActivityDescription tablebelow.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 -50 participants
 51 to 100 participants

more than 100 participants

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/31/99

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determination and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)
Preference will be given under the Section 8 Welfare -to-Work program to families who are working

b. Economic and Social Self-Sufficiency Programs

- Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Section 8 Welfare -to-Work</i>	<i>700 Vouchers</i>	<i>Section 8 Waiting list</i>	<i>PHA main office</i>	<i>Section 8 Waiting list</i>

(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 03/01/2001)
Public Housing	Not applicable	Not applicable
Section 8	325	98

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size? If no, list the steps the PHA will take below:

C. Welfare Benefit Reductions Exempt: Section 8 – Only PHA

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exempt: Section 8 – Only PHA

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP plan with this PHA plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA action to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime -and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug - elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above - baselinelaw enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)] **Exempt: Section 8 – Only PHA**

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
Not applicable – no findings
If yes, how many unresolved findings remain? ____ _
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
Not applicable – no unresolved findings
If not, when are they due (state below)?

17. PHA Asset Management

Exempt: -Section 8 Only PHA

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (Filename) *See Attachment B*
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
- List changes below:

Other: (list below) –
Since the Board did not recommend any changes or additions to the Annual Plan, no action was necessary on the part of the PHA.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board selected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe. Eligible candidates: (select one))
- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *City of Anaheim*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Section 8 Existing Housing Program, Section 8 WtW Program, Section 8 Family Self Sufficiency Program, Section 8 Mainstream Housing Opportunities Program for the Disabled, Section 8 Family Unification Program, Section 8 Moderate Rehabilitation Program, Section 8 Aftercare Program, Section 8 Homeless Program and Section 8 Project-Based Assistance Program.
- Other: (list below) *As stated previously, AHA, Planning and Community Development staff work closely together in developing and implementing housing programs administered by the Department. There is much overlap in staff functions and responsibilities. AHA staff has been directly involved in the preparation of the CPD.*

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

The Strategic Plan for City of Anaheim's FY 2000 -2005 Consolidated Plan Document (CPD) identifies three goals to work toward during the five-year period covered by the CPD: Goal 3 of the Plan specifically pertains to the PHA Plan and is stated as follows:

"Quality Housing to Meet the Community's Needs." The City needs to continue to provide housing appropriate to all segments of the community in order to maintain jobs/housing balance and enhance economic growth." This strategy consists of the following priorities:

Priority 3 -1: *Provide opportunities for low -and moderate income housing.*

Priority 3 -2: *Provide for homeless and "special needs" populations.*

To address **Priority 3 -1**, the City/AHA will implement the following programs:

PRESERVATION AND REHABILITATION OF EXISTING HOUSING

The City offers two kinds of low interest home improvement loans through the Planning and Community Development Department, Neighborhood Preservation Office (NPO). The purpose of these programs is to preserve the conditions of the City's existing housing stock and stabilize neighborhoods. Following is a summary of the preservation/rehabilitation programs, which will be utilized by the City during the next five -year period:

1. City of Anaheim Residential Rehabilitation Loan Program: These loans are offered to owner -occupants of single -family homes in the six targeted Neighborhood Council areas. To qualify, a household's maximum income cannot exceed 80% of MFI, and there must be sufficient equity in the property to support the loan. Funded with Federal CDBG funds, loans of up to \$40,000 are available at 3% simple interest. Loans may be direct payment or deferred. The term of the loan is 15 years.

Multi-family housing units are eligible if a Comprehensive Plan has been developed for the neighborhood in which the units are located.

2. Anaheim Redevelopment Agency Residential Rehabilitation Loan Program: These loans are offered to owner -occupants of single -family homes. Properties must be located in one of the six Neighborhood Council areas of the City. To qualify, a household's maximum income cannot exceed, 120% of MFI, and there must be sufficient equity in the property to support the loan. Funded through local Redevelopment Housing Set -aside funds, loans of up to \$60,000 are available at 3% simple interest, and may be direct payment or deferred. The term of the loan is 15 years.

3. Neighborhood Improvement Program: This activity provides a pool of money for CDBG eligible areas, throughout the City, to design and construct various types of neighborhood improvement projects. Possible improvements include street lighting; landscape enhancements; and street improvements, including sidewalk, curb, gutter, drive approaches, storm drains, and other general street construction. The appropriation for this activity could fund several projects Citywide. The rationale for establishing a funding pool is to enable the community to readily tap into an existing funding source to quickly and efficiently implement needed infrastructure improvements.

Neighborhood Public Improvements Projects: The activity is unique in that the projects to be completed are voted on by the neighborhood councils (in CDBG eligible areas). The neighborhood councils have identified four areas, in which funds over the 5-year period, will be expended. Activities include new streetlights, street repair, curbs and gutter improvements, and the installation of street trees.

AFFORDABLE HOUSING DEVELOPMENT

Jeffrey-Lynne Neighborhood Revitalization: The Jeffrey -Lynne neighborhood consists of approximately 31 acres of medium -density, multi -family residential housing bounded by Cerritos Avenue to the north, Southern California Edison property to the south, Ninth Street to the west, and Walnut Street to the east.

The City of Anaheim is concerned about the quality of life for its residents, both in and around the area, and is dedicated to improving the long -term quality of living in the City. The problems found in Jeffrey -Lynne are similar to those in other low -income neighborhoods. Particular physical design elements prevalent in the project boundaries have contributed to the deterioration of the Jeffrey -Lynne neighborhood. Existing conditions include overcrowding, unrestricted vehicular access to the area, long unsightly alleys with garages, inadequate parking, lack of usable open space for children and adults, and safety and security problems. These factors, as well as management problems, have contributed to the general decay of the area and concurrent social and criminal problems.

On June 16, 1998, the Anaheim City Council entered into an agreement with the Related Companies of California and Southern California Housing Development Corporation (the HOME Program CHDO) to undertake a joint planning effort with staff to schedule and coordinate community meetings with both the property owners and residents, conduct surveys, evaluate physical conditions and improvements needed for the area, determine social program needs, and prepare financial analyses and phasing plans. The following funding sources were utilized in completing Phase I of this project: \$4,800,000 in Community Development Block Grant (CDBG)/HOME funds; \$1,000,000 in Housing Authority funds; \$1,650,000 in California Housing Finance Agency (CHFA) funds; \$2,000,000 in local funds; \$6,100,000 in Redevelopment Set -Aside funds; \$27,200,000 in developer equity/tax credits; and \$10,550,000 in private funds (total project cost: \$53,300,000). This planning effort culminated in early Summer 2000, with the beginning of construction on this project. This project resulted in the substantial rehabilitation of an estimated 287 housing units for Phase I and a total

approximately 700 families (for Phases I and II) will receive assistance. The affordable units will be affordable for a term of 55 years. Phase I of the project was completed in December, 2001 and includes the following amenities: three tot lots, open play areas, a swimming pool, security gates, barbecue and sitting areas, 90 additional parking spaces, and additional green space throughout the project. A 10,000 square foot community center was built, and includes five offices, three classrooms, a computer lab equipped with 25 computer stations, a multimedia room, a counseling office, career resources center, and an activity room. The Center houses programs such as English classes, computer classes, a year-round lunch program, food distribution program, on-site health clinic, after school tutoring, career development and job training, and summer camps scholarships. Hope Through Housing, a nonprofit foundation, is the onsite administrator for the community center. In addition, unit renovations included adding private decks and patios, new stairs, storage closets, awnings, windows, landscaping, flooring, plumbing fixtures, appliances, cabinets, roofs, and window coverings.

Phase II of the project is in the early stages of planning. City staff is working with the developer to structure the financing for the purchase and rehabilitation of the remaining units. The Housing Authority has purchased five apartment buildings to date.

Developer Incentives Program: Developer incentives to promote housing development and concessions the Planning and Community Development Department may provide to developers to offset increased costs associated with an inclusionary zoning and affordable housing programs requirement include the following:

Fund development fees: Under this program the Department may pay some or all fees related to the development of housing units, including plan check, utility hook-up, park and recreation, school, fire and any other development related fees.

Write-down land costs to developers: The Department may purchase property and then resell it to a developer at a price less than market value, based upon highest and best use, but constituting "reuse value based upon affordable requirements." The write-down of land costs makes it possible to establish sales prices or rental rates that are affordable to low-income groups. This approach can be used for single family, condominium and multifamily developments.

Lease of Authority/Agency owned property: The Department may lease Authority/Agency owned properties to developers (or other individuals) interested in creating single or multifamily housing. Lease rates would be low in order to allow affordable purchase prices or rental rates.

Pre-development loans/grants: Funding for site planning and engineering, and environmental services is necessary to develop affordable housing.

Provide off-site improvements: Under this scenario, a private developer would receive Department assistance in funding off-site improvements on affordable housing projects in accordance with Section 33334.2(e)(2). The developer would construct the housing

development, and the Department would subsidize part or all costs associated with streets, utility systems, and drainage improvements. The subsidy could take the form of defraying all or a portion of assessments where an improvement district is established to fund the improvements. For these techniques to be utilized, there must be a direct connection between the public improvements and the provisions of affordable deed restricted housing.

Subsidize interest rates: The Department may assist in the provision of loans at below market interest rates. This can be accomplished through community lenders who are willing to offer lower mortgage interest rates through a City financial subsidy of the interest differential between market and affordable rates. The Housing Authority/Redevelopment Agency may additionally issue tax exempt mortgage bonds for first-time buyers at lower than market interest rates.

Housing "credits": Permit transfers of affordable housing "credits" between projects which exceed the inclusionary requirement for affordable units to projects which fall below the inclusionary requirement.

Development review process: Review, evaluate and revise the development review process to minimize delays or unnecessary requirements that can lead to higher development costs. Develop a streamlined process for housing projects.

"Extra" Density Bonus: Densities above the level permitted under density bonus law should be considered, if a developer or owner agrees to produce higher percentages of affordable units, particularly at the very low-income level.

Bond Financing: Where appropriate, the Housing Authority/Redevelopment Agency should support bond financing of projects when: (a) the financing is conduit financing", with no payment obligation or guarantee by the Authority/Agency/City; (b) the developer obtains credit support; (c) an investment-quality rating is obtained for the bonds or the bonds are otherwise determined by the Authority/Agency financial advisor to be of a high quality; (d) a cost-saving for the projects is effected; and (e) the project would substantially further the achievement of the goals of the CPD, and particularly would provide additional affordable units.

Tax Credits: Where appropriate, the Department should support the use of Tax Credits. This technique, as well as tax-exempt bond financing, can create a financial incentive for long-term developer compliance with housing affordability restrictions.

HOMEOWNERSHIP OPPORTUNITIES

The City of Anaheim is a leader in the Southland in assisting greener households, who live or work in the City, to become homeowners. Since 1990, the City has offered several programs for homeownership opportunities as follows:

1. Second Mortgage Assistance Program (SMAP): This program is funded by local Redevelopment housing set-aside funds. From 1990 through December 31, 2001, the City has given financial assistance to 429 households to assist them in purchasing a home.

Under the SMAP program the City offers low interest loans in the form of "silent" second mortgages: the homebuyer makes no monthly payments on the principal or interest on this loan – it is fully deferred for a term of 30 years or until sale or change of title. Other features:

- *Income limits: Up to 120% of median family income (MFI) adjusted for household size
- *Targeted locations: The six Neighborhood Council areas
- *Preference: Live or work in the City of Anaheim
- *Loan amount: 15% of purchase price, not to exceed \$25,000
- *Interest rate: 5% simple interest
- *Term of loan: 30 years
- *Payments: No monthly payments
- *Buyer down payment: 3% of purchase price plus closing costs
- *Need not be a first time homebuyer, but cannot have an ownership interest in a property at time of application.

2. HOME Program: This is a federally funded program. From July, 1993 through December 31, 2001, 113 HOME loans have been made. Like the SMAP program, the HOME program offers low interest loans in the form of "silent" second mortgages: the homebuyer makes no monthly payments of the principal or interest on the loan – it is fully deferred for a term of 30 years or until sale or change of title. Other features:

- *Income limit: Up to 80% of MFI adjusted for household size
- *Program area: Offered City-wide
- *Preference: Live or work in the City of Anaheim.
- *Loan amount: Up to \$35,000 maximum
- *Interest rate: 3% simple
- *Term of loan: 30 years
- *Payment: no monthly payments
- *Buyer down payment: 3% of purchase price plus closing costs
- *Maximum purchase price: \$239,250
- *Need not be a first time homebuyer, but cannot have an ownership interest in a property at time of application.

3. Mortgage Credit Certificate Program: This is a federally funded program that is administered by the State. The State offers Mortgage Credit Certificates through an annual application process, which allows first-time homebuyers a credit on their federal income tax up to 15% of the mortgage interest, paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the mortgage remains as an income tax deduction. This savings can be realized on a monthly basis by adjusting the exemptions of a buyer's W-4 form. This tax credit may be offered in conjunction with the Second Mortgage Assistance Program (SMAP).

4. Police Residence Assistance Program: This program was designed to encourage Anaheim police officers to reside in Anaheim by providing financial assistance of a one-time, no interest, forgivable loan by the City, from the City's General Fund, to be used toward the purchase of a principal residence within the City of Anaheim. The maximum loan amount is \$10,000, and it is reduced at the rate of \$1,000 per year and forgiven in 10 years, so long as the police officer remains on active status with the Anaheim Police Department and the property remains as the principal residence. Income limits do not apply. Since the program's inception in August, 1995 through December 31, 2001, 70 police officer families have benefited from this program by purchasing a home in Anaheim.

MAINTENANCE OF QUALITY HOUSING

Housing Counseling Agency: On December 29, 1998, AHA was designated as a HUD-approved Local Housing Counseling Agency (LHCA). The objective of the LHCA is to provide comprehensive housing counseling, education, and outreach to potential homebuyers, homeowners and renters. Approved LHCA's educate homebuyers about the responsibilities of homeownership; assist existing homeowners in dealing with default and foreclosure; and assist low- or moderate-income renters to obtain adequate rental housing. As an approved LHCA, the Housing Authority is eligible to apply for funds under HUD's Housing Counseling Program. In May, 1999 and October, 2001 AHA received \$25,450 and \$13,864, respectively in Housing Counseling Program funds. These funds were used to partially fund a staff person who provides housing counseling services.

Fair Housing: Using CDBG funds, the City provides fair housing services through the Fair Housing Council of Orange County. This program is designed to affirmatively further the fair housing objectives of Title VII of the Civil Rights Act of 1968. In 1996, City of Anaheim joined together with surrounding cities to form a consortium and have an Analysis of Impediments (A.I.) to Fair Housing conducted. The A.I. was updated in 2000.

RENTAL ASSISTANCE PROGRAMS

Section 8 Existing Rental Assistance Program: This federally funded rental assistance program provides assistance in paying the rent to eligible very low-income families, elderly, disabled and individuals. Families may initially pay up to 40% of their adjusted monthly income for rent. Anaheim Housing Authority (AHA) will pay the remaining rent (with certain limitations) directly

to the landlord. AHA has funding for 6093 Section 8 vouchers and 99 percent of them are currently under lease.

Section 8 Family Self-Sufficiency Program: This program assists very low-income families in transitioning from living with the help of public assistance to economic self-sufficiency. As required under Section 8 FSS Program regulations, program participants are selected from the Section 8 Existing Program tenant pool. Participants are required to be enrolled in, or have completed a job training/education program. FSS tenants are also required to seek and maintain suitable employment through the term of their participation. The FSS Program has a five-year term for each participant, with the possibility of two one-year extensions. Ninety-eight (98) families currently participate in this program.

A feature of the FSS Program, which is not part of the regular Section 8 Program, is the "escrow account". The account "holds" money earned by participants above and beyond the income they received when they began participating in the FSS Program. As an FSS tenant has an increase in earned income, which results in an increase in their portion of the rent, the tenant pays the increased rent amount to the landlord and the Housing Authority "matches" this amount in the escrow account. In order to receive the money held in the escrow account, a family must maintain employment and be off all public assistance (except rental assistance) for at least twelve months.

Section 8 Subprograms :

Section 8 Welfare-to-Work (WtW) Program: This program provides assistance to eligible very low-income families on AHA's waiting list whom: (1) are current welfare recipients; (2) are eligible to receive welfare assistance; or (3) have received welfare assistance in the preceding two years. The purpose of the program is to provide housing assistance to eligible very low-income families as they complete training and obtain stable employment to transition from a lifestyle dependent on public assistance to one of economic self-sufficiency. WtW participants receive assistance through SSA in paying childcare costs, transportation costs, and other ancillary expenses. In July, 2000, AHA received \$687,500 in CalWORKS (TANF) Incentives Funds from the County of Orange Social Services Agency (SSA), to be expended over a three-year period, to assist WtW voucher holders in paying partial or full security deposits, payment of utility fees and deposits, payment of additional moving or move-in expenses, payment of up to \$600 each for the one-time purchase of a refrigerator and/or stove, if the family does not own such an appliance; and other housing related costs deemed reasonable and necessary. Current welfare regulations limit the term of welfare assistance to five years, so it is imperative that welfare recipients work toward attaining self-sufficiency so that they are able to support themselves at the end of their five-year welfare term. AHA was awarded 700 vouchers under this new HUD program in January 2000 and the units were fully leased by December 31, 2000 (6 months ahead of HUD's lease-up deadline of June 30, 2001).

Section 8 Aftercare Program: This program provides Section 8 rental assistance to very low-income disabled or handicapped persons who are participating in rehabilitation

programs, which are designed to assist them in learning to live independently. AHA has an allocation of 43 State Aftercare vouchers. AHA works with Project Independence, a nonprofit organization that assists the developmentally disabled, to receive referrals for the Aftercare Program. Project Independence staff refers handicapped/disabled clients who are ready to begin living independently, to AHA for determination of program eligibility. AHA staff determines Section 8 Program eligibility and, if eligible, clients are issued an Aftercare voucher. Project Independence staff assists their clients in locating a suitable unit for Section 8 lease-up. Project Independence staff monitors their clients who are assisted under the Section 8 Program on an ongoing basis to ensure they are adapting to independent living.

Section 8 Family Unification Program: This program provides Section 8 rental assistance to very low-income families for whom the lack of adequate housing is a primary factor that may result in the imminent placement of a minor family member(s) in out-of-home care, or may delay the discharge of a minor family member(s) to his/her/their family from out-of-home care. AHA has 370 vouchers under this program. AHA works with the Children and Family Services Division of the County of Orange SSA to identify qualified families. SSA staff identifies eligible families within its caseload and prepares a Certification of Eligibility for these families and forwards it to AHA. AHA contacts the families and schedules them for an appointment to determine Section 8 Program eligibility. If determined eligible for Section 8 rental assistance, the family is issued a Family Unification voucher and leased when a suitable unit is located. AHA has ongoing contact with SSA regarding the status of families who are leased under this program. These families are also seen quarterly by AHA staff to ensure that they are meeting their Family Unification goals, namely that they have their children.

Section 8 Mainstream Housing Opportunities Program for the Disabled: This program provides Section 8 rental assistance to very low-income persons with disabilities to enable them to rent private housing of their own in a non-segregated environment. AHA has received 250 vouchers under this program. AHA screens its current Section 8 waiting list for disabled persons who meet the eligibility requirements for this program. Once all of the disabled applicants on the Section 8 waiting list have been identified and assisted, AHA seeks disabled/handicapped referrals from the Dayle McIntosh Center for the Disabled, Orange County Mental Health Association, Orange County Health Care Agency, Orange County Area Agency on Aging, Orange County Alcohol Abuse Services, Anaheim Drug Abuse Services and Orange County SSA. AHA staff works with the aforementioned agencies to ensure that Section 8 Mainstream tenants are receiving the supportive services they require in order to live independently.

Section 8 Project -Based Assistance: This program links the Section 8 rental subsidy voucher to a property in exchange for the owner's agreement to rent some or all of the housing units to Section 8 tenants. New construction units, rehabilitated units and existing housing units qualify under this program.

Relocation Benefits: This program funds relocation payments and other assistance for permanently and temporarily displaced individuals and families due to activities carried out with CDBG/HOME funds, such as the revitalization of the South of Romneya Project and the Jeffrey Lynne Project. Both projects were multiple-family rental complexes targeted for rehabilitation and occupancy at affordable rents to low-income families.

Family Self-Sufficiency Program Coordinators for the Section 8 FSS Program: AHA received \$46,350 in FY1999, \$47,750 in FY2000 and \$104,918 in FY2001 from HUD to fund an FSS coordinator (2 coordinators were funded in FY 2001) for the Section 8 FSS Program. This position coordinates the delivery of supportive services that FSS tenants need to achieve self-sufficiency, as well as to provide case management services to assist FSS tenants in completing their Contract of Participation.

Priority 3 -2: Provide for homeless and "special needs" populations.
To implement this priority, the City/AHA will implement the following programs:

PREVENTION OF HOMELESSNESS

Section 8 Homeless Vouchers Program: AHA has set aside 91 vouchers, which are made available to very low-income homeless families and individuals. In addition to Section 8 vouchers, AHA also provides funds for security deposits and move-in costs, when necessary. AHA receives homeless referrals from local homeless shelters. Shelters submit a referral form to AHA certifying that a family or individual is homeless and capable of living independently and maintaining a home.

One-Time Rental Assistance Payments Program (OTRAPP): This program serves two population groups: (1) very low-income homeless families residing in a shelter/motel who have sufficient income to pay the monthly rent for permanent housing, but lack the funds necessary to pay the "upfront" costs of renting (e.g. the first and last month's rent, security deposit, etc.); and (2) very low-income families who are "at risk" of being homeless; they currently reside in permanent housing, but due to a one-time extenuating circumstance, such as a medical bill, etc., they are unable to pay their rent. Their financial situation is such that by receiving one-time rental assistance, they are saved from possible homelessness. AHA, utilizing Federal Emergency Shelter Grant (ESG) funds, provides assistance in the form of a grant paid directly to the property owner and participants must show that they have adequate ongoing income to pay the rent after the one-time rent payment is made. AHA receives homeless referrals from local homeless shelters; shelters submit a referral form to AHA certifying that a family or individual is homeless.

Federally-Funded Emergency Shelter Grant (ESG) Program: These grants improve the quality of existing emergency shelters and increase the number of shelters for the homeless. Program funds are awarded to formula grantee cities in proportion to their previous year's CDBG allocation. Anaheim may distribute part of these funds to non-profit subrecipients to carry out these activities. Funds can be used for rehabilitation, essential services, homeless prevention activities, operating costs, and staff operating costs. The City has received \$164,000 for FY

2002-03. ESG funds are a tremendous resource for non -profit agencies providing homeless services.

For FY 2002 -03, the City plans to allocate its ESG grant to service agencies as follows: Anaheim Interfaith Shelter (\$50,000), Thomas House (\$7,200), Mental Health Association (\$10,000), H.I.S. House (\$8,200), Mercy House (\$7,200), Orange Coast Interfaith Shelter (\$4,625), and Southwest Minority Economic Development Association (\$4,625). \$47,200 will be allocated for the One -Time Rental Assistance Payments Program (OTRAPP). \$16,750 has been allocated to assist service agencies in complying with new Federally mandated lead -based paint requirements. \$8,200 has been allocated for topay for ESG Program administration costs.

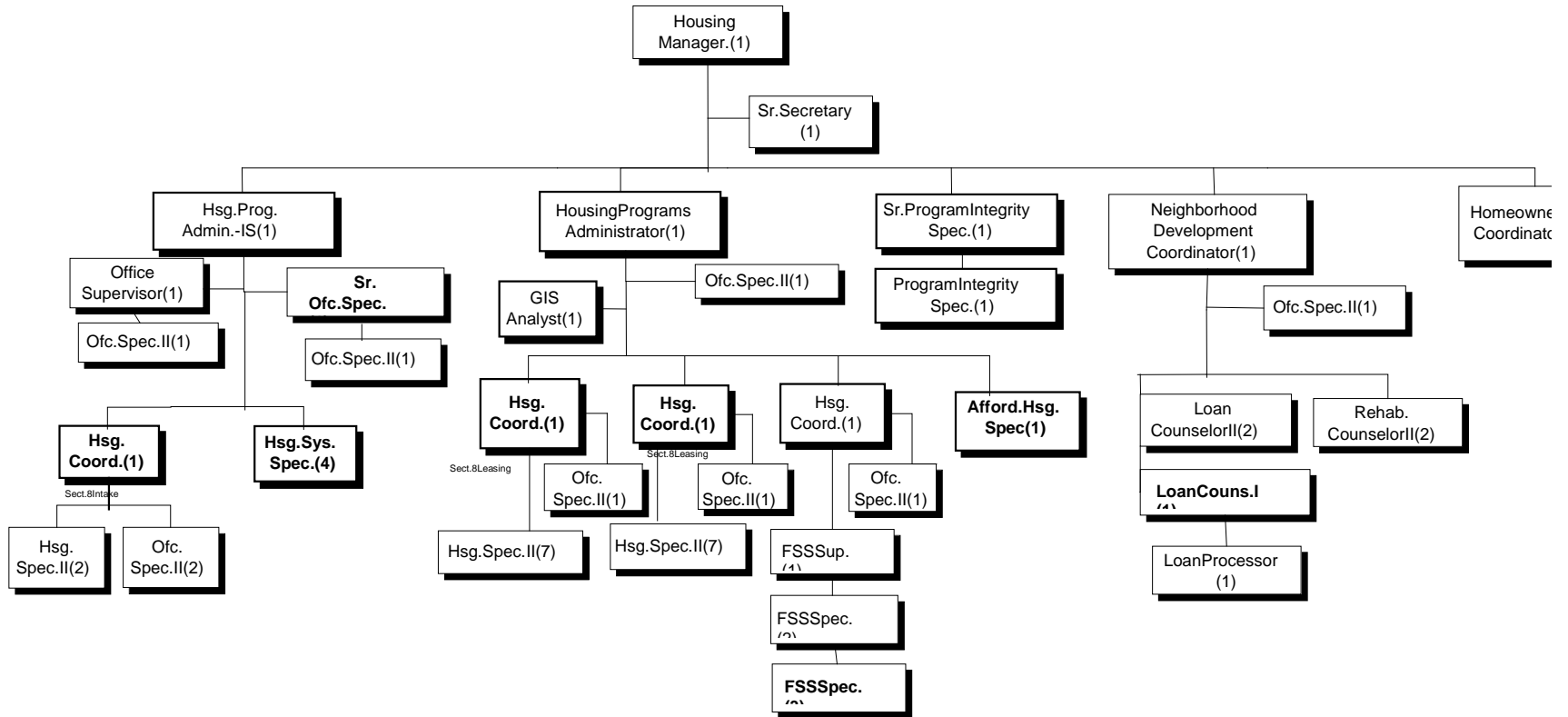
D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT A ANAHEIM HOUSING AUTHORITY FY2002/03



ATTACHMENT B

COMMENTS OF RESIDENT ADVISORY BOARD

The Resident Advisory Board did not have any comments specifically about the PHA Plan. They did express their satisfaction with the completion of the Jeffrey -Lynne project, which is described in the Executive summary on page 2. The Resident Advisory Board unanimously offered its support of the FY2002 -03 Annual PHA Plan.

ATTACHMENT C
MEMBERSHIP OF RESIDENT ADVISORY BOARD

John LaBrusciano

Trisha Eagle

Maria C. Flores

Constantine Proussalis

Fifth Position Vacant

ATTACHMENT D

FY2002 -03CDBGFundingRequestsandRecommendations

#	(A) Project	(B) Description/Location	(C) FY2001/02 Allocation	(D) FY2002/03 Requests(1)	(H) CDAB Recommend.	(I) Staff Recommend.	
ADMINISTRATION(Admin.&PlanningCap20%)							
1	CDBGAdministration	Com.Dev./ARHC	SalariesandOverheadforGrantAdministration	\$260,000	\$270,000	\$260,000	\$229,000
2	CitizenParticipation	Neigh.Serv.	Provisionofinfo.&otherresourcestoresidentsparticipatinginCDBGprogram	\$167,000	\$167,000	\$167,000	\$167,000
3	LeadBasedPaint Control/Abatement	ComDev/AHRC	Federallymandatedleadbasedpaintprogram	\$0	\$50,000	\$50,000	\$50,000
4	FairHousing -O.C.FairHousing Council	HUD	FederallymandatedforFairHousingServices	\$69,960	\$97,296	\$69,960	\$69,960
			AdministrationSubtotal:	\$496,960	\$584,296	\$546,960	\$515,960
PLANNING							
5	TrafficCalming Study	WANC	PreparetrafficalmingstudyforareainfrontofWesternHighSchool	\$0	\$4,000	\$4,000	\$4,000
6	TrafficCalmingStudy	WANC	PreparetrafficalmingstudyforareaincludingDanbrookStreet&OrangeAvenue	\$0	\$1,000	\$1,000	\$1,000
			PlanningSubtotal:	\$0	\$5,000	\$5,000	\$5,000
			Administration&PlanningSubtotal:	\$496,960	\$589,296	\$551,960	\$520,960
REHABILITATION							
7	RehabStaffCosts	ComDev/AHRC	SalariesandOverheadforNPOPprograms	\$197,000	\$230,000	\$200,000	\$200,000
8	RehabLoans	ComDev/AHRC	DeferredandDirectLoans/Single -Familyhomes	\$100,000	\$450,000	\$450,000	\$420,000
9	RelocationPayments	ComDev/AHRC	RelocationCostsandServicesforHousingProjects	\$68,500	\$75,000	\$75,000	\$75,000
10	ToolBank	ComDev/AHRC	ToolrentalvouchersforS/Fhomeowner/occupants	\$3,000	\$3,000	\$3,000	\$3,000
			RehabilitationSubtotal:	\$368,500	\$758,000	\$728,000	\$698,000
HISTORICPRESERVATION							
11	HistoricPreservation	ACNC/AHRC	HistoricPreservationHousing Specialist	\$0	\$50,000	\$66,192	\$66,192
			HistoricPreservationSubtotal:	\$0	\$50,000	\$66,192	\$66,192
CODEENFORCEMENT							
12	Inspection	Planning	OperationsCostsinCDBGtargetareas	\$1,016,187	\$1,064,655	\$950,000	\$950,000
13	Prosecution	CityAttorney	ProsecutionCostsinCDBGtargetareas	\$90,000	\$90,000	\$90,000	\$90,000
			CodeEnforcementSubtotal:	\$1,106,187	\$1,154,655	\$1,040,000	\$1,040,000
INTERIMASSISTANCE							
14	GraffitiRemoval	Planning	Supervisecourt -orderedvandalsi ngraffiti removal	\$35,000	\$35,000	\$35,000	\$35,000
15	Clean-UpCampaigns	ComDev./AHRC	IndustrialsizetrashbinsprovidedforallsixNeighborhoodCouncilareas	\$12,000	\$10,000	\$10,000	\$10,000
			InterimAssistanceSubtotal:	\$47,000	\$45,000	\$45,000	\$45,000
PUBLICSERVICES(15%Cap)							
CityRequests							
16	KidsinActionatBenFranklin	Community Services	Gangpreventionthrougheducational&recreationalactivities	\$43,400	\$46,300	\$43,400	\$43,400
17	NeighborhoodServicesDivis ion	Community Services	Staffcostsfororganizing/creatingneigh.impr.actionplans	\$177,000	\$177,000	\$177,000	\$177,000

#	(A) Project		(B) Description/Location	(C) FY2001/02 Allocation	(D) FY2002/03 Requests(1)	(H) CDAB Recommend.	(I) Staff Recommend.
18	BookmobileOperationalCosts	ComServ/Library	CurrentBookmobile -15stops -wouldliketoadd1morestop	\$75,000	\$75,000	\$75,000	\$75,000
19	PonderosaParkNeighborhood Center	Community Services	Operational/StaffingCosts	\$59,600	\$75,473	\$75,500	\$75,500
20	RecreationalSwimProgram	Community Services	Operational/StaffingCosts	\$0	\$4,250	\$4,250	\$4,250
21	AnaheimPublicLibrary(LIFE)	Community Services	AnaheimPublicLibraryLiteracyIsForEveryoneprogram	\$6,000	\$12,000	\$6,500	\$6,500
			CityProjectsSubtotal:	\$361,000	\$390,023	\$381,650	\$381,650
	Non-ProfitAgencyRequests						
22	AnaheimFamilyYMCA	CSB	DTCCSportsPrograms	\$7,500	\$25,000	\$8,500	\$8,500
23	AnaheimFamilyYMCA	CSB	CampingProgram	\$5,000	\$20,000	\$6,000	\$6,000
24	AnaheimFamilyYMCA	CSB	YouthSportsProgram	\$0	\$20,000	\$6,000	\$6,000
25	AnaheimInterfaithShelter	CSB	AssistHomelessFamilies	\$60,000	\$60,000	\$65,000	\$65,000
26	AnaheimMuseum	CSB	Devel.newexhibits,rehabexistingexhibits,promomaterial,buskidstosite	\$0	\$10,000	\$4,000	\$4,000
27	ArthritisFoundation	CSB	Providesnewclassesforpeoplewitharthritis	\$0	\$6,500	\$6,500	\$6,500
28	Boys&GirlsClub	CSB	OperationsFunding	\$130,000	\$194,864	\$132,000	\$130,000
29	EastAfricanCommunityofO.C.	CSB	Fundswillbeusedtoassistrefugeeswithadaptingtothenewculture	\$0	\$5,000	\$2,700	\$2,700
30	EpiscopalServiceAlliance	CSB	OperationsFundingandFoodandgasvouchers	\$0	\$35,500	\$6,200	\$6,200
31	Feedback,Foundation - Homemaking	CSB	HomeDeliveredMealstofrail/homeboundseniors	\$4,500	\$5,000	\$5,000	\$5,000
32	Feedback,Foundation -TLC	CSB	Coverscostsofrawfoodsusedinpreparationofmealservedatsite	\$42,000	\$46,200	\$46,200	\$46,200
33	FriendsOutside	CSB	Provisionofacomprehensivesupportsystemforatriskyouth	\$0	\$25,000	\$5,000	\$5,000
34	LutheranSocialServ(LSS)Emerg Assist	CSB	EmergencyreliefassistancetoAnaheimresidents	\$20,000	\$10,000	\$12,750	\$11,750
35	O.C.CouncilonAging	CSB	LongtermcareOmbudsmanservices	\$23,500	\$25,000	\$23,500	\$23,500
36	VolunteerCenterofGreater OrangeCounty	CSB	Retired&SeniorVolunteerPrograminvolvesseniorsinvolunteerservice	\$8,000	\$8,000	\$8,000	\$8,000
37	WTLC(Women'sTransitional LivingCtr.)	CSB	Provisionofbilingualshelteradvocacyandcounselingservices	\$5,000	\$25,000	\$10,000	\$10,000
38	YES(YouthEmploymentServices)	CSB	Providesdirectservicestoouththroughajobreadiness&placementprogram	\$15,024	\$15,000	\$15,000	\$15,000
			Non-profitAgenciesSubtotal:	\$305,500	\$521,064	\$362,350	\$359,350
			PUBLICSERVICESSUBTOTAL:	\$666,500	\$911,087	\$744,000	\$741,000
	PUBLICFACILITIES						
	CityRequests						
39	RossParkDevelopm ent	Parks	DesignPhaseII	\$0	\$90,000	\$0	\$0
40	Bookmobile#2		PurchaseofsecondBookmobile	\$0	\$0	\$90,000	\$90,000
41	NeighborhoodImprovement Program	Neighborhood Services	SmallCapitalImprovementProjects(Neigh.ActionPlans)	\$102,302	\$75,000	\$75,000	\$50,000
			CityPublicFacilitiesRequestsSubtotal:	\$102,302	\$165,000	\$165,000	\$140,000
	NeighborhoodCouncilRequests						
	CitronNeighborhoodCouncil						

#	(A) Project		(B) Description/Location	(C) FY2001/02 Allocation	(D) FY2002/03 Requests(1)	(H) CDAB Recommend.	(I) Staff Recommend.
42	Section108LoanRepayment	CHNC	Repaymentofsection108loanforVermontPark	\$235,000	\$195,517	\$195,517	\$195,517
43	StreetImprovementsArea1	CHNC	Installstreetlights,streettrees,curb,gutter,sidewalkimprovementsonValencia, Midway,Lemon,MacArthur	\$0	\$164,483	\$87,791	\$87,791
			CITRONSUBTOTAL:	\$235,000	\$360,000	\$283,308	\$283,308
	NorthAnaheimNeighborhoodCouncil						
44	StreetImprovements,Lights& TreesArea4	NAHC	Repaircurb,gutter,sidewalk,lights&treesonDogwood,Catalpa,Maple,Fir, Holly,Garden,Fern	\$330,783	\$360,000	\$283,308	\$283,308
			NORTHANAHEIMSUBTOTAL:	\$330,783	\$360,000	\$283,308	\$283,308
	AnaheimColonyNeighborhoodCouncil						
45	StreetImprovements,Lights& TreesArea1	ACNC	Installstreetlights,trees,&curb,guttersidewalkimprovementsonPhiladelphia, Alberta&Claudina	\$330,783	\$260,000	\$283,308	\$283,308
			ANAHEIMCOLONYSUBTOTAL:	\$330,783	\$260,000	\$283,308	\$283,308
	WalnutNeighborhoodCouncil						
46	Section108LoanRepayment	WNC	Repaymentofsection108loanforRossPark	\$235,000	\$229,520	\$229,520	\$229,520
47	StreetImprovements,Lights& TreesArea3	WNC	Installstreetlights,trees,&curb,gutter,sidewalkimprovementsonBoxwood, Pepper	\$95,783	\$130,480	\$53,788	\$53,788
			WALNUTSUBTOTAL:	\$330,783	\$360,000	\$283,308	\$283,308
	WestAnaheimNeighborhoodCouncil						
48	StreetImprovements,Lights& TreesArea1	WANC	Installs treetlights,trees,&curb,gutter,sidewalkimprovementsCoolidge, Monroe,Tyler&Polk	\$330,783	\$360,000	\$278,308	\$278,308
			WESTSUBTOTAL:	\$330,783	\$360,000	\$278,308	\$278,308
	EastAnaheimNeighborhoodCouncil						
49	StreetLightsArea4	EANC	InstallstreetlightsonButtonwood,Wilhelmina&Hawthorne	\$264,783	\$260,000	\$283,308	\$183,308
50	LaPalmaBeautification	EANC	ConstructionofLaPalmaBeautificationPlan	\$66,000	\$0	\$0	\$100,000
			EASTANAHEIMSUBTOTAL:	\$264,783	\$260,000	\$283,308	\$283,308
			NeighborhoodCouncilPublicFacilitiesRequestsSubtotal:	\$1,822,915	\$1,960,000	\$1,694,848	\$1,694,848
			PUBLICFACILITIESSUBTOTAL:	\$1,925,217	\$2,125,000	\$1,859,848	\$1,834,848
			GRANDTOTAL:	\$4,610,364	\$5,633,038	\$5,035,000	\$4,946,000

ATTACHMENTE

HOMEFUNDINGREQUESTS2002 -03

	(A)	(B)	(C)	(D)	(E)	(F)
			FY2001/02	FY2002/03	CMO	CityCouncil
#	Project	Description/Location	Allocation	Requests	Recommendation	Approval
1	Administration(10%)	SalariesandOver headforGrant Administration	\$172,700	\$172,700	\$172,700	\$172,400
2	CHDO(15%)	NotDesignated	\$259,050	\$259,050	\$259,050	\$258,600
3	RelocationAssistance	RelocationAssistanceforJeffrey -Lynne Tenants	\$450,000	\$450,000	\$450,000	\$450,000
4	DownpaymentAssistance	HomebuyerDownpaymentAssistance	\$395,250	\$395,250	\$395,250	\$393,000
5	Rehab:LeadBasedPaint	FederallyMandatedLeadBasedPaint Program	\$150,000	\$150,000	\$150,000	\$150,000
6	RehabilitationLoans	Rehabilitationloansfors ingle/multi-family	\$300,000	\$300,000	\$300,000	\$300,000
		GRANDTOTAL	\$1,727,000	\$1,727,000	\$1,727,000	\$1,724,000

ATTACHMENT F

2002-2003 ESG FUNDING

Applicant	Shelter Service Location	Request for 2001 -2002	Funds Received 2001-2002	Requested for 2002-2003	Staff Recommendation (Based on Anticipated Funding Level)	City Council Approval
City of Anaheim (5% cap)	Anaheim	\$8,250	\$8,200	\$8,200 *	\$ 8,200	\$8,200
City of Anaheim OTRAPP (30% cap)	Anaheim	\$49,500	\$48,550	\$49,200	\$49,200	\$47,200
Lead-Based Paint	N/A	\$16,750	\$16,750	\$16,750	\$16,750	\$16,750
AIS	Anaheim	\$60,000	\$50,000	\$60,000	\$ 50,000	\$50,000
Dayle McIntosh	Garden Grove	\$17,000	\$7,200	\$12,000	\$ -	\$ -
H.I.S. House	Placentia	\$24,000	\$6,200	\$25,000	\$8,200	\$8,200
MHA	Garden Grove	\$20,000	\$7,200	\$ 20,000	\$8,000	\$10,000
Mercy House	Santa Ana	\$20,000	\$7,200	\$30,000	\$7,200	\$ 7,200
Orange Coast Interfaith Shelter	Costa Mesa	\$20,000	\$ -	\$15,000	\$4,625	\$4,625
Thomas House	Garden Grove	\$20,000	\$5,500	\$20,000	\$7,200	\$7,200
Southwest Minority Econ. Dev. Assoc.	Santa Ana	\$8,685	\$ -	\$ 12,450	\$4,625	\$4,625
WTLC	Confidential	\$20,000	\$7,200	\$ -	\$ -	\$ -
Grand Total		\$284,185	\$164,000	\$268,600	\$164,000	\$164,000

*\$8,200 is requested to fund the City's administrative costs of operating the ESG Program. This equates to the 5% maximum cap on the total projected entitlement (\$164,000) for FY2002 -2003.

ATTACHMENT G IMPLEMENTATION OF SECTION 8 PROJECT -BASED ASSISTANCE

Anaheim Housing Authority (AHA) added 25 new construction units (20 one -bedroom and 5 two -bedroom units) under the Section 8 Project -Based Assistance (PBA) Program. AHA complied with the advertising/selection process for these units. As stipulated in AHA's Administrative Plan, an ad was placed in two newspapers of general circulation for three consecutive weeks (March 12, 2001, March 19, 2001, and March 26, 2001). PBA developer applications were due to AHA on April 12, 2001. AHA awarded the 25 PBA units to Mercy Housing California, who has received City planning/building approvals/permits to build an 81 unit (66 one -bedroom and 14 two -bedroom) senior citizen rental project at 2240 W. Lincoln Avenue, Anaheim. Construction commenced on this project in February, 2001 and should be completed in March, 2003.

The PBA Program is consistent with the City's Consolidated Plan Document (CPD). AHA has elected to add new construction PBA units due to the low vacancy rate (under 3%) in Anaheim, which makes it very difficult for Section 8 voucher holders to locate suitable housing. AHA also has a waiting list of 6,359 households for its Section 8 Housing Choice Voucher Program. Ninety nine (99) percent of AHA's vouchers are currently under lease - 61 vouchers are available - which will assist approximately one percent of the Section 8 waiting list. Preference is given to households on the Section 8 waiting list in filling PBA units, which will help alleviate the waiting period for Section 8 rental assistance.

ATTACHMENTH
ANAHEIMHOUSINGAUTHORITYANNUALPROGRESSREPORT -FY2001/02

PROGRAM/PROJECT ¹	OBJECTIVE	PROGRESS
PreservationandRehabilitationofExistingHsg.		
CityofAnaheimResidentialRehabilitationLoan Program(UsingCDBGfunds)	Expend\$765,338forsinglefamilyrehabloansforlower incomefamilies.	\$192,848expended(17loans).\$358,253 committedfor13loans.\$214,237 uncommitted.
RedevelopmentAgencyResidential RehabilitationLoanProgram	Expend\$690,000forsingle -familyrehabloansformoderate incomefamilies.	\$210,020expendedfor7loans.\$479,980 committedfor15loans.
AffordableHousingDevelopment		
Jeffrey-LynneRevitalization	Rehabilitate700rentalunits --287 unitsinPhaseI:	287unitsrehabilitated.
	PhaseI	<u>FundsAllocated:</u>
	CDBG/HOME	\$4,800,000
	CHFA	\$1,650,000
	HousingAuthority	\$1,000,000
	Redev.SetAside	\$6,100,000
	LocalFunds	\$2,000,000
	Dev.Equity/TaxCredits	\$27,200,000
	PrivateFunds	\$10,550,000
	TOTAL\$53,300,000	\$53,300,00
	BuildCommunityCenter	Constructioncompletedin12/01.
	Additionalparking	90spacesadded
	PhaseIofProjectCompleted	December,2001
MercyHousingSeniorRentalProject	Develop80UnitAffordableSeniorRentalProject FinancewithSection8PBA,taxcreditsandHOMEfunds.	TobecompletedbyMarch,2003.Affordable for55years.
HomeownershipOpportunities		
SecondMortgageAssistanceProgram(SMAP)	Expend\$1,240,000toprovidehomebuyerassistancetomoderateincomefamilies	\$669,414expended(27 loans) \$570,586committedfor24voucher -holders

PROGRAM/PROJECT ¹	OBJECTIVE	PROGRESS
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¹Descriptionoftheprograms/projects can be found beginning on page 50 of the Plan.

HOME Mortgage Assistance Program.	To provide homebuyer assistance to lower -income households. Expend \$656,438 in FY 2001 -02.	\$343,316 expended for 10 loans; \$313,122 committed for 9 loans.
Police Residence Assistance Program.	To assist Anaheim police officers in purchasing a home in Anaheim	Three loans of \$10,000 each made in FY 2001 - 02
Maintenance for Quality Housing		
Housing Counseling Agency	Provide hsg. Counseling to renters and homeowners	Counseling provided to 133 homeowners, 200 potential homeowners, 1050 renters, and 188 homeless
Fair Housing	Provide fair hsg. services to Anaheim residents.	\$69,960 in CDBG funds awarded to O.C. Fair Hsg. Council to provide Fair Hsg. Services.
Rental Assistance Programs		
Section 8 Existing Program	Maintain 4639 units under lease.	4618 units under lease (99%).
Section 8 Family Self -Sufficiency Program	Maintain minimum program size of 325 families.	98 families in program.
Section 8 Welfare -to-Work Program	Maintain 700 units under lease.	700 units under lease (100%)
Section 8 Aftercare Program	Maintain 43 units under lease.	43 units leased (100%)
Section 8 Family Unification Program	Maintain 370 units at 90% lease -up.	370 units leased (100%)
Section 8 Mainstream Program	Maintain 175 units at 90% under lease. Lease 75 new units by September 30, 2002.	175 units leased (100%) 35 units leased (47%)
Family Self -Sufficiency (FSS) Program Coordinator for the FSS Program	Expend \$104,918 for FSS Program Coordinator salary.	Funds expended.
Prevention of Homelessness		
Section 8 Homeless Voucher Program	Maintain 91 vouchers under lease for homeless	91 units leased (100%)
One-Time Rental Assistance Payments Program (OTRAPP)	Expend \$48,550 for OTRAPP for FY 2001 and \$9,046 carryover from FY 2000	\$13,456 expended (12 grants); \$44,140 committed
Federally-funded Emergency Shelter Grant (ESG) Program	Allocate \$91,850 to local homeless shelters for FY 2002 -03	Funds allocated & committed as follows: 1. Anaheim Interfaith: \$50,000 2. H.I.S. House: \$8,200 3. Mental Health Assoc.: \$10,000 4. Mercy House: \$7,200

PROGRAM/PROJECT ¹	OBJECTIVE	PROGRESS
		5. OrangeCoastInterfaithShelter:\$4,625 6. SouthwestMin .Econ.Dev.Assoc:\$4,625 7. ThomasHouse:\$7,200

TableLibrary

Exempt:Section8 –OnlyPHA Component7 CapitalFundProgramAnnualStatement PartsI,II,andII

**AnnualStatement
CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNu mber FFYofGrantApproval: (MM/YYYY)

OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimated Cost
1	TotalNon -CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	
4	1410Administration	
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcquisition	
9	1450SiteImprovement	
10	1460DwellingStructures	
11	1465.1Dwelling Equipment -Nonexpendable	
12	1470NondwellingStructures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedfor Development	
19	1502Contingency	
20	AmountofAnnualGrant(Sumoflines2 -19)	
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline 20RelatedtoEnergyConservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of Units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition/ disposition Component 8	Designated housing Component 9	Conversion Component 10	Home-ownership Component 11a	Other (describe) Component 17