

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: Orange County Housing Authority

PHA Number: CA094

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

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)
Participating Member Cities (Final Public Housing Agency Plan)

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
PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

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 REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)
- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score) 89
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:

- Provide replacement vouchers: As part of the mark-to-market effort/Opt. Outs
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - 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 utilization of vouchers for Special Housing types as needed.

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:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- 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:
 - Undertake affirmative measures 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:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

1. Increase and preserve affordable housing opportunities, especially for those most in need.
 - a. Implement strategies to provide rental assistance benefits to an optimum number of clients and maintain a 99-100% lease-up rate.
 - b. Aggressively pursue landlord outreach activities to increase the number of participating property owners and diversity of rental units for low-income renters.

GOALS AND OBJECTIVES ACCOMPLISHMENTS, AS IDENTIFIED IN THE 2000-2004 FIVE-YEAR PLAN

In Section B of said Plan, OCHA identified a number of HUD strategic goals and objectives in support of its mission. Since Fiscal Year 2000, OCHA achieved significant accomplishments towards the goals and objectives outlined in the Plan:

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

PHA Goal: Expand the supply of assisted housing

Objectives

- 1) Apply for additional rental vouchers
 - i) OCHA applied for, and received:
 - (1) Three competitive awards for 2,012 additional Housing Choice Vouchers
 - (i) 239 Vouchers for Opt-outs (Huntington Beach, Mission Viejo and Orange).
- 2) Leverage private or other public funds to create additional housing opportunities
 - i) OCHA applied for and received an award to utilize up to \$2 million in (State) CalWORKs funds for eligible housing-related emergency intervention services to assist up to 740 CalWORKs families from OCHA's waiting list over a three-year period.
 - ii) OCHA also received an additional \$2 million CalWORKs award and contracted with local Housing Authorities in the cities of Anaheim, Garden Grove and Santa Ana to administer comparable three-year programs in their jurisdictions.
 - iii) Through its Housing Development unit, the Housing and Community Services Department (HCS) has leveraged: Operating Reserves Funds (approx. \$4,000,000 over five years) and over \$4.6 million in HOME and CDBG funds toward development of more than 600 affordable housing units.

PHA Goal : Improve the quality of assisted housing

Objectives:

- 1) Improve voucher management (SEMAP score)
 - i) Achieved consistent "High Performer" ratings in three years of SEMAP Scoring.
- 2) Increase customer satisfaction
 - i) Expanded landlord participation (3,200 in 1999) and improve responsiveness to owner/tenant inquiries. Owner participation increased to 3,700.
 - ii) Activated an "Owner Hotline" with personal assistance to owner calls.
 - iii) Owner Newsletter.
 - iv) Tenant Newsletter.
- 3) Provide replacement vouchers: As part of the mark-up-to-market effort/Opt Outs
 - i) Secured additional Voucher allocations to assist 239 at-risk tenants at three Opt out properties in the cities of Huntington Beach, Mission Viejo and Orange.

PHA Goal: Increase assisted housing choices

Objectives:

- 1) Provide voucher mobility counseling
- 2) Updated Mobility MOU/Agreement with neighboring PHAs to facilitate processing and advise households of mobility opportunities and procedures.
- 3) Conduct outreach efforts to potential voucher landlords
 - i) Held several owner conferences and trainings.
 - ii) Collaborated with Apartment Association of Orange County to participate in local apartment trade shows.
- 4) Increase Voucher Payment Standards where warranted by high rents, or necessary for reasonable accommodation
 - i) Adopted two levels of Payments Standards to assist in higher cost areas.
- 5) Expand utilization of vouchers for Special Housing types as needed
 - i) Modified Administrative Plan to include special housing types and shared housing

- ii) Collaborated with the County's Social Services Agency to add a component for emancipated youth in its Family Unification Program.
- iii) Developed CalWORKs Housing Services Program to assist clients receiving TANF to increase success in obtaining rental units.
 - (1) CalWORKs Housing Services Program ended prior to the three-year term, due to State budget reductions that severely impacted the County of Orange Social Services Agency. During its operation, OCHA utilized approximately 60% of the authorized \$4 million funding to assist more than 1,200 households with program benefits. This represents 80% of the original number of households targeted for assistance by the four Housing Authorities in Orange County.
- iv) Refer and coordinate Homeownership counseling.

PHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

- 1) Provide or attract supportive services to improve assistance recipients' employability through the FSS Enhancement program
 - i) Expanded supportive services and staffing for FSS case management by applying for and receiving additional funds through annual SuperNOFA applications.
 - ii) Established an ad hoc committee to review and redefine elements of the FSS program and realistic graduation requirements to provide greater support to families.
- 2) Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - i) Partnered with local utility companies to provide materials and postage for OCHA to send utility discount notifications to all assisted households.
 - ii) Collaborated with the Orange County Office On Aging to include information about available services and resources in tenant newsletters and included this information in mailing HAP payments to landlords.
 - iii) Utilized tenant newsletters and other methods to refer participants and applicants to a variety of resources available through the "Info Link OC" hotline along with other information or service providers.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- 1) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: In conjunction with the Orange County Fair Housing Council
 - i) Coordinated with the Fair Housing Council to provide training updates for staff.
 - ii) Provided extensive outreach in soliciting applications during the opening of OCHA's Wait List in June 2001:
 - (a) Networked with, and provided information and training to more than 180 community organizations and agencies that assisted in outreach to special needs and all potential applicants.
- 2) Collaborated with community organizations and cities to provide more than 72 locations for interested residents to obtain an application and materials.
 - (a) Conducted training for service providers to assist applicants in obtaining and completing applications.
- 3) Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, or disability
 - i) Implemented the Owner Hotline to market the program to landlords and thereby expanded OCHA's referral list to optimize housing choices and success for households receiving a Housing Voucher.
 - ii) Conducted additional outreach in all communities to expand housing options:

- (a) Collaborated with three local PHAs to enhance outreach activities to owners and to coordinate Mobility opportunities for participating households.
 - (b) Maintained outreach activities and communication with local apartment associations, produced owner newsletters, and hosted a second annual conference for landlords.
 - iii) Increased and monitored effectiveness of separate Voucher Payment Standards where warranted by high rents, or as necessary for reasonable accommodation.
 - iv) Amended Administrative Plan to include:
 - (a) Enhanced procedures regarding reasonable accommodation.
 - (b) Expanded housing choices for households to include shared housing.
 - (c) Expanded guidelines concerning "Conducting Business in Accordance With Core Values and Ethical Standards."
- 4) Training updates for staff on affirmative measures to ensure accessible housing to persons with all varieties of disabilities, regardless of unit size required
 - i) Provided staff with training from the Fair Housing Council to ensure success of affirmatively furthering fair housing initiatives and goals.
 - ii) Coordinated with numerous County agencies and community-based organizations to assist special needs clients and provided special accommodations when necessary.
 - iii) Collaborated with two community based service providers to add shared housing options and special housing types for developmentally disabled and other special needs clients.
- 5) Amended OCHA's Administrative Plan to further delineate and expand procedures regarding Reasonable Accommodation.

Annual PHA Plan
PHA Fiscal Year 2005

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Orange County Housing Authority (OCHA) was founded in 1971 and has been designated as Public Housing Agency (PHA) #CA094 by the U.S. Department of Housing and Urban Development (HUD).

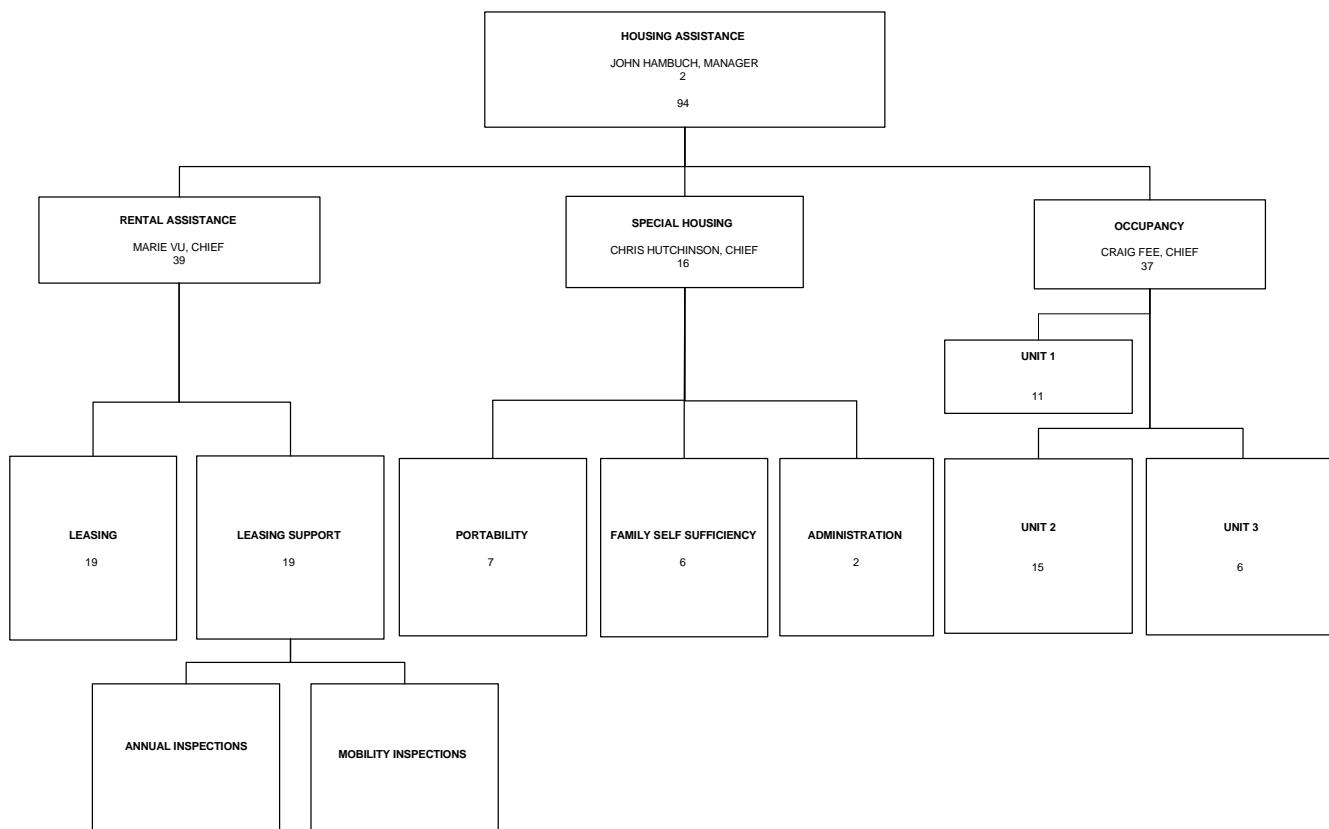
The Orange County Board of Supervisors acts as the Board of Commissioners of OCHA and the Housing and Community Development (H&CD) Commission is the advisory board for general policy direction and oversight of housing related issues. This 11-member H&CD Commission includes two Housing Choice Voucher program participants, five appointees by the Board of Supervisors, two representatives from the League of California Cities, and two members-at-large.

OCHA is a division within the organizational structure of the Housing and Community Services (HCS) Department and its Director is the Executive Director of OCHA. OCHA is staffed as the Housing Assistance Division of the HCS Department. Under the direction of a Division Manager, OCHA is divided into three Sections:

- 1) The Occupancy Section is responsible for oversight of the waiting list, initial eligibility processing, annual and interim re-examinations for all clients,
- 2) The Rental Assistance Section performs Leasing, Annual and Mobility-in Inspections and,
- 3) The Special Housing Programs Section administers programs targeted for specific populations that include the Family Self-Sufficiency Program, Family Unification Program, Portability, Mobility, and Shelter Plus Care Program, a tenant-based program that is funded through the Homeless Assistance Continuum of Care grant award.

The diagram on the following page provides an overview of the Housing Assistance Division, which includes 94 staff members. In addition, there are accounting, legal, information systems, and other administrative staff assigned in support of OCHA activities.

**HCS
HOUSING ASSISTANCE DIVISION
Organizational Chart**



On July 1, 2004, the beginning of Fiscal Year 2004-05, OCHA had Annual Contributions Contracts (ACC) with HUD to assist 9,619 households under the tenant-based Section 8 Housing Choice Voucher Program. Changes in Federal funding methodology required OCHA to limit its assistance to 9,619 households per month.

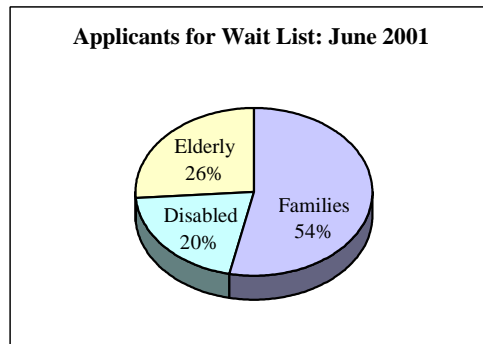
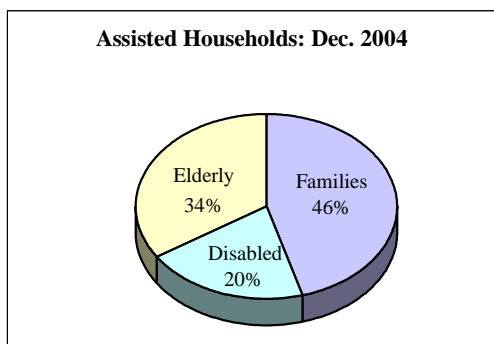
Most households receiving assistance through OCHA's Housing Choice Voucher program reside in 31 Participating Cities and unincorporated areas of Orange County that comprise OCHA's jurisdiction. Participants in the tenant-based programs can also elect to use their assistance to relocate outside of OCHA's jurisdiction. Such clients are accommodated through either mobility or portability provisions.

- OCHA entered into a Mobility agreement with the Housing Authorities in the cities of Anaheim, Garden Grove, and Santa Ana that streamline the process for participants to receive assistance between jurisdictions throughout Orange County and thereby optimize their housing options. Approximately 751 households are receiving rental assistance benefits from OCHA while residing in Anaheim, Garden Grove or Santa Ana and more than 4,600 clients from these three Housing Authorities are residing in OCHA's jurisdiction. Under these Mobility agreements, the initial agency that processed a family's eligibility continues to administer the assistance and makes payments to owners while the partner agency performs the required inspections, rent reasonableness documentation, and coordinates leasing/contracting.

- Clients who move outside Orange County are assisted through federal portability procedures. Under Portability, another Housing Authority will either (1) issue incoming clients one of their Vouchers or (2) administer assistance using OCHA Voucher and submit invoices to OCHA for the monthly payments and a portion of the administrative fee.

In addition to the Housing Choice Voucher Program, OCHA administers two project-based rental assistance properties, including a 120-unit family complex (The Parklands) located in the City of Irvine, and a 97-unit senior citizen complex (Pacific Terrace) located in Midway City. OCHA has also received funding allocations through HUD’s competitive process under the Homeless Assistance Continuum of Care grant awards. This funding for the homeless includes 6 five-year contracts and 3 one-year renewal contracts to provide rental assistance to approximately 300 formerly homeless families and individuals that are disabled under a Shelter Plus Care Program in partnership with the Orange County Health Care Agency and community-based organizations. An additional award was targeted for project-based Shelter Plus Care assistance that will house up to 50 households over a 5-year period. This project, “Jackson Aisle,” is a 29-unit development, which was fully leased by December 2004.

OCHA’s tenant-based programs assist various clientele that includes disabled, veterans, elderly persons, and families. Similarly, OCHA’s Waiting List reflects a similar representation of very low-income applicants who need rental assistance.



ACCOMPLISHMENTS DURING PAST YEAR

The following presents an overview of activities, accomplishments and status of the Housing Choice Voucher Program administered by OCHA from January 1, 2004 to December 31, 2004:

Waiting List and Vouchers Issued

Changes in Federal funding introduced in 2003 required OCHA to limit its assistance (currently 9,619 households per month). As a result, OCHA issued only 927 Vouchers from the waiting list in 2004. At the end of the year, 1,943 applicants remained on OCHA’s waiting list for rental assistance.

Success Rate for Households Receiving a Voucher

Households receiving Vouchers are allowed 120 days to locate and lease a qualified unit. The following table depicts the overall Voucher usage and tenant lease-up throughout OCHA’s jurisdiction in 2004. The table also includes tenants leased using the mobility or portability options. This clearly illustrates OCHA’s achievements of many of the goals enumerated previously.

**Number of Assisted Tenants Leased
within Orange County Housing Authority's Jurisdiction
Assisted Tenants**

City	Family	*D	**Elderly	***E/D	Total	%
Aliso Viejo	19	5	8	2	34	0.4%
Brea	14	6	121	8	148	1.7%
Buena Park	309	84	80	11	484	5.5%
Costa Mesa	150	174	84	43	451	5.2%
Cypress	59	23	45	7	135	1.5%
Dana Point	9	14	7	0	30	0.3%
Fountain Valley	78	46	161	38	323	3.7%
Fullerton	290	177	161	39	667	7.6%
Huntington Beach	396	148	220	49	813	9.3%
Irvine	283	146	139	44	612	7.0%
Laguna Beach	0	7	20	2	29	0.3%
Laguna Hills	18	15	19	1	52	0.6%
Laguna Niguel	35	30	47	3	115	1.3%
Laguna Woods	1	11	32	8	51	0.6%
La Habra	105	51	64	13	233	2.7%
La Palma	10	1	27	3	41	0.5%
Lake Forest	79	63	34	12	188	2.2%
Los Alamitos	9	5	3	1	18	0.2%
Mission Viejo	79	92	85	16	272	3.1%
Newport Beach	51	26	25	3	105	1.2%
Orange	207	86	200	26	518	5.9%
Placentia	73	25	35	7	139	1.6%
Rancho Santa Margarita	23	36	30	13	101	1.2%
San Clemente	37	31	58	10	135	1.6%
San Juan Capistrano	13	9	42	6	69	0.8%
Seal Beach	6	3	4	0	13	0.1%
Stanton	124	57	165	39	385	4.4%
Tustin	167	79	82	21	349	4.0%
Westminster	822	244	562	164	1,792	20.5%
Yorba Linda	24	6	39	7	75	0.9%
Unicorp. Areas	161	55	101	27	344	3.9%
Total OCHA Leases:	3,648	1,755	2,698	619	8,721	91.7%
Portability	42	18	11	5	76	0.8%
Mobility	364	150	158	44	716	7.5%
TOTAL Leased Tenants:					9,513	100.0%

*Disabled

**Elderly = 62 years or older

***Elderly/Disabled

Leasing and Inspection Activities

In addition to performing inspections and leasing new participants from the Waiting List, OCHA staff accomplished a considerable number of related ongoing program activities essential to maintain assistance for 9,619 currently assisted households. Staff in the Rental Assistance (Leasing) Section handled new and transfer leases for program participants, processed rent increases, along with initial and annual inspections for Mobility tenants moving into OCHA's jurisdiction and inspections for all participants in the Housing Choice Voucher program. In addition, the Special Housing Programs Section handled special needs client caseloads including Shelter Plus Care referrals from the County of Orange Health Care Agency, incoming Portability and Family Unification clients, new outgoing Mobility leases, and case management for the Family Self-Sufficiency Program. The above activities include:

New leases:	440
Annual and follow up Inspections:	10,505
Mobility (incoming) Inspections:	741
Rent Increases:	3,738
Special Housing Leases:	510
Transfer Leases:	1,019

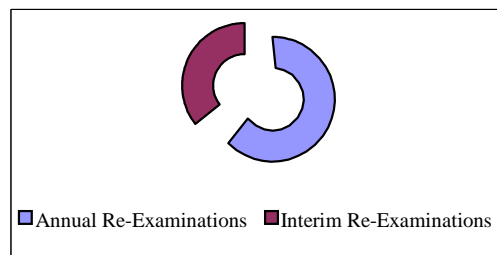
Due to the funding changes for the Housing Choice Voucher Program during calendar year 2003, OCHA returned to administering Portability clients in lieu of absorption when possible. OCHA received 302 incoming Portability clients, of which 189 had been absorbed during 2004.

The Rental Assistance Section continues to operate an "Owner Hotline," and has assigned staff exclusively to answer phones and work with landlords. The hotline and a fax number were dedicated solely for new and existing owners, and provided a same-day response to callers. The hotline has been well received by new and existing owners as an enhancement in customer service. From January 1, 2004 to December 31, 2004, the hotline received a total of 5,776 calls.

Re-Examinations Processed

During calendar year 2004, staff in the Occupancy Section scheduled interviews and processed annual re-examinations of income and household composition for all participants on the program in order to re-establish their appropriate share of rent based on 30% of adjusted income. In addition, staff performed interim re-examinations for families that reported a change of income or household composition as those changes occurred. The following shows the total activity required to accomplish this during 2004.

Annual Re-Examinations	8,829
Interim Re-Examinations	2,628
Annual Total	11,457



Results of the monthly eligibility, inspection and leasing activities were transmitted monthly to HUD using the Public and Indian Housing Information Center (PIC) system. This data was evaluated by HUD and is available for review on HUD's PIC website. Staff monitored this site following each transmission to obtain reports on the quality and accuracy of the data submitted in order to identify and correct "fatal errors" that would impact OCHA's performance score in SEMAP.

OCHA Accounting and Payments to Landlords

The Accounting Section processed and issued monthly Housing Assistance Payments (HAP) checks for the month of January 2004 totaling \$6,929,021 (net adjusted), which increased to \$7,202,243 (net adjusted) in December 2004. This increase of \$273,222 in Housing Assistance Payments reflects the dynamics of rising rents and changes in the number of assisted households.

OCHA payment statistics for December 31, 2004 indicate that the overall average HAP was \$748 per household and as of October 2004 the average total rent was approximately \$1,080 per month.

At the end of December 2004, OCHA was paying rental assistance for a total of 751 mobility households who reside in Anaheim, Garden Grove or Santa Ana. In addition, OCHA is reimbursing other Housing Authorities for rental assistance payments on behalf of 72 portability households who relocated outside of Orange County.

Terminations for Transfers in the Program

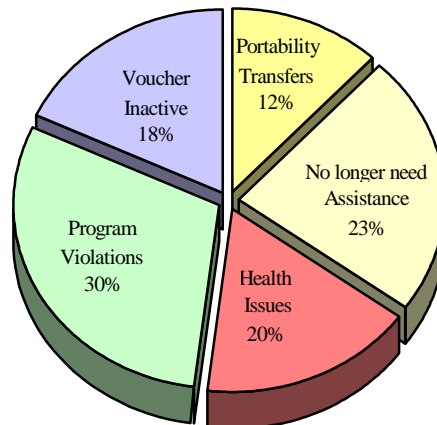
During 2004, 1,099 assisted leases were terminated for transfer in the program. Of these, 1,019 moved to another unit in OCHA's jurisdiction and continued to receive rental assistance at their new location. The balance of tenants used their Voucher to relocate outside OCHA's jurisdiction.

End of Participation

Along with the above terminations involving transfers, a total of 734 households ended their participation in OCHA's rental assistance program. A profile of participants who ended their participation and the major reasons are shown as follows:

Of the 734 assisted tenants that ended their participation:

- 88 transferred from OCHA's program and were absorbed by another Housing Authority through portability.
- 168 requested termination and no longer required assistance.
- 126 left the program for health-related reasons (could no longer live independently or because of death).
- 220 were terminated by OCHA due to a program violation.
- 132 initiated a transfer and allowed their Voucher to expire or did not need assistance.



Program Integrity Efforts

Repayment Agreements for Overpaid Rental Assistance

OCHA staff is vigilant in efforts to ensure that participating households pay their appropriate share of rent. During the annual or interim re-examination process, each family is asked to report all of their income sources. In the past year, staff discovered at least 61 households who failed to report an increase of income within the required 15 days of the change. Although this is a program violation, these families were forthcoming in reporting the correct information at the re-examination and offered an explanation (i.e., oversight due to language barriers, disability etc.) about their failure to report their increase at the time it occurred. Under these circumstances, such participants are given the opportunity to repay OCHA for the inappropriate assistance received, instead of being terminated from the program. *Families that fail to disclose all income at their re-examination are terminated without this option per OCHA's Administrative Plan.*

Over the past year, 139 households entered into agreements to repay over \$319,000. OCHA is allowed to retain 50% of funds collected, and returns the balance to HUD. During 2004 OCHA received more than \$221,000 total, allowing OCHA to retain \$110,500.

Staff Referrals and Investigations for Program Violations

When necessary, staff referred suspected cases of misrepresentation or other program abuse to the County's District Attorney Investigation Unit, which completed 518 cases involving suspected program violations during 2004. Investigative reports suggested that violations had occurred in 399 of these cases. OCHA staff reviewed these reports from the District Attorney investigators, and determined the appropriate action. The resulting determinations included repayment of benefits that persons were not entitled to receive, suspension of benefits for a period of time, or termination from the program.

Terminations for Program Violations

During 2004, OCHA staff initiated 220 terminations for participants who failed to comply with procedural requirements (i.e. repeatedly refused to appear for re-examinations, inspections, etc.) or committed other program violations, including fraud. In addition to termination, OCHA attempts to collect reimbursement and prosecutes formerly assisted households when warranted. In 2004, OCHA was successful in a criminal prosecution of a terminated family, resulting in a repayment of more than \$16,000 and incarceration.

Informal Hearings

All participants in the program, whose rental assistance is being terminated by OCHA, are entitled to request an Informal Hearing prior to loss of their benefits. More than 53% of OCHA-initiated terminations resulted in an Informal Hearing. District Attorney investigators gave testimony in 110 of these hearings. Results of the 125 hearings during 2004 were as follows:

- 69 terminations were affirmed (upheld)
- 17 participants signed repayment agreements and were allowed to retain their benefits
- 35 participants were allowed to retain their benefits with conditional exceptions
- 18 Informal Hearings were rescheduled for a later date

Note: Statistics include carryover from prior year.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	8
1. Housing Needs	11
2. Financial Resources	17
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	28
5. Operations and Management Policies	33
6. Grievance Procedures	34
7. Capital Improvement Needs	35
8. Demolition and Disposition	37
9. Designation of Housing	38
10. Conversions of Public Housing	39
11. Homeownership	40
12. Community Service Programs	43
13. Crime and Safety	46
14. Pets (Inactive for January 1 PHAs)	48
15. Civil Rights Certifications (included with PHA Plan Certifications)	48
16. Audit	48
17. Asset Management	48
18. Other Information	57

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 file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (Attachment "F")
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment "D")
- FY 2005 Capital Fund Program 5 Year Action Plan

- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Special Housing Policy (Attachment “B”)
 - Housing Choice Voucher Homeownership Option (Attachment “C”)
 - Resident Advisory Board Roster (Attachment “E”)
 - Component 3 (6), Deconcentration of Poverty and Income Mixing (Attachment “F”)
 - Capital Funds Tables (Attachment “G”)

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	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 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.	5 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
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	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 Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
N/A	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
N/A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	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
N/A	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
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the Section 8 Administrative 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	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) 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 results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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	57,236	5	4	3	4	3	5
Income >30% but <=50% of AMI	58,478	5	3	3	4	2	4
Income >50% but <80% of AMI	101,062	4	3	4	3	3	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Elderly	168,817	5	4	4	5	3	5
Families with Disabilities	145,628	5	5	4	5	4	5
American Indian	9,149	4	3	3	3	3	4
Asian/ Pacific Islander	166,299	4	3	3	3	3	4
Black	25,174	4	3	3	3	3	4
White	1,409,436	4	3	3	3	3	4

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: 2000-2004
- 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)

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-wide waiting 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:			
<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
Waiting list total	6,683		736
Extremely low income <=30% AMI	5,248	78%	
Very low income (>30% but <=50% AMI)	1,281	19%	
Low income (>50% but <80% AMI)	56	.08%	
Families with children	2,644	40%	
Elderly families	1,016	15%	
Families with Disabilities	1,111	17%	
ETHNICITY			
Hispanic	3,618	54%	
Non-Hispanic	1,828	27%	
Not Reported	1,237	19%	
RACE			
American Indian/Alaska Native	140	2%	
Asian	1,904	28%	
Black/African American	446	7%	
Native Hawaiian/Pacific Islander	97	1%	
White	2,650	40%	
Not Reported	1,446	22%	

Characteristics by Bedroom Size (Public Housing Only)	Not Applicable		
1BR	Not Applicable		
2 BR	Not Applicable		
3 BR	Not Applicable		
4 BR	Not Applicable		
5 BR	Not Applicable		
5+ BR	Not Applicable		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 42 months as of December 31, 2004 (closed June 30, 2001). Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

(1) 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.

(2) 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-up rates 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 vouchers targeted to the elderly, should they become available
- Other: (list below)
Working Preference: "Elderly" applicants are given a preference equal to "working families" on the waiting list.

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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - Working preference: "Disabled" applicants are given a preference equal to "working families" on the waiting list.
 - Pursue working relationships with community-based organizations to assist families with disabilities in applying for, complying with the rules and regulations of, and maintaining rental assistance.

Need: Specific Family Types: Races or 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)
 - OCHA publishes in free publications the availability of the "opened waiting list" period. Additional publications made available in local newspapers in the following languages: English, Spanish, and Vietnamese.

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

[24 CFR Part 903.7 9 (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 2005 grants)		
a) Public Housing Operating Fund	Not Applicable	
b) Public Housing Capital Fund	Not Applicable	
c) HOPE VI Revitalization	Not Applicable	
d) HOPE VI Demolition	Not Applicable	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$86,155,544	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	Not Applicable	
g) Resident Opportunity and Self-Sufficiency Grants	\$121,240	
h) Community Development Block Grant	Not Applicable	
i) HOME	Not Applicable	
Other Federal Grants (list below)		
1996 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$1,461,600 (fully expended)	Shelter Plus Care
1999 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$3,070,080	Shelter Plus Care
2000 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$1,406,940	Shelter Plus Care
2001 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$668,400 (fully expended)	Shelter Plus Care (1st 1996 Renewal)
2001 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$1,596,600	Shelter Plus Care

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2001 Continuum of Care (Shelter Plus Care Project-Based Rental Assistance)	\$1,412,880	Shelter Plus Care (Jackson Aisle Project-Based)
2002 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$553,068 (fully expended)	Shelter Plus Care (2nd 1996 Renewal)
2002 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$1,961,460	Shelter Plus Care
2003 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$584,300	Shelter Plus Care (3rd 1996 Renewal)
2003 Continuum of Care (Shelter Plus Care Tenant-Based Rental Assistance)	\$3,787,140	Shelter Plus Care
2. Prior Year Federal Grants (unobligated funds only) (list below)	Not Applicable	
3. Public Housing Dwelling Rental Income	Not Applicable	
4. Other income (list below)		
Operating Reserve	\$4,552,583	Development of Affordable Housing Projects
Operating Reserve	\$400,000	Housing Supportive Services Programs
Operating Reserve	\$50,000	FSS Enhancement Program
4. Non-federal sources (list below)	Not Applicable	
Total Resources	\$107,781,835	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

- The Orange County Housing Authority does not administer public housing.

(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 plans 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 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 transfers 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 reprisals 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 point 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 reprisals 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
- Any time 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) developments to 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 developments targeted 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
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **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. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
 - OCHA contracts with the County of Orange, Office of the District Attorney to conduct investigations of fraudulent activities and program abuse.
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
 - Name and Telephone Number of last two known landlords.

(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)

- During the open period, applicants may obtain applications for the rental assistance program at local city halls, libraries, and additional distributions sites.

(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:

- A standard 120-day period is given. Additional extensions may be granted for reasonable accommodation of disabled clients or hardship cases approved on a case-by-case basis.

(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**)

- See Attachment "A", Establishing Preferences and Maintaining the Waiting List (OCHA Administrative Plan, Chapter 6).

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)
 - Involuntary Displacement by Government Action or for reasons of health or safety in OCHA's participating jurisdiction.

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 point 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)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 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
- 1 Other preference(s) (list below)
 - Involuntary Displacement by Government Action or for reasons of health or safety in OCHA's participating jurisdiction.

4. Among applicants on the waiting list with 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 PHA Plan

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 admissions 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)
- Eligibility literature, application instructions, and Housing & Community Services website.

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

- Through published notices
 Other (list below)
- OCHA informs participating/partner referral agencies of special programs, opportunities for example, the Social Services Agency and potential Family Unification Program participants. Such agencies disseminate information throughout the special needs population and assist in identifying potential participants who may qualify.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

- The Orange County Housing Authority does not administer public housing.

(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 re-determinations:

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
- Any time the family experiences an income increase
- Any time 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.)

- The 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: PHAs 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)

- 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)

- 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 payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
 - Leasing success is monitored monthly by the number of vouchers that expire and become inactive.

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)

- Number of households leased in participating cities/localities.

(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)

- All households receiving rental assistance must pay a minimum total tenant payment of rent of \$50.00. When a family is designated to pay a minimum rent they are informed in writing. If the family believes that this amount would pose a hardship to the family, they may request a review/hearing.

5. Operations and Management

[24 CFR Part 903.7 9 (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 organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

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	9,619	787
Section 8 Certificates	Not Applicable	
Section 8 Mod Rehab	Not Applicable	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Enhanced Voucher	-0-	-0-
Family Unification	161	30
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Shelter Plus Care	310	45

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)

- The Orange County Housing Authority does not administer public housing.

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

- The Orange County Housing Authority does not administer public housing.

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

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

- An informal review is conducted for applicants and shall include Voucher holders who have requested lease approval, but have not been authorized by OCHA to sign the lease, nor has OCHA signed a HAP Contract with the owner under the Housing Choice Voucher Program.
- Informal hearings are handled as outlined in HUD regulations for informal hearings. Hearing Officers are not County employees or staff.

2. Which PHA office 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

[24 CFR Part 903.7 9 (g)]

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

- The Orange County Housing Authority does not administer public housing.

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at 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 here)

(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 at 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 here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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.

- Not applicable.

- 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 Plan 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-finance 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

[24 CFR Part 903.7 9 (h)]

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

- The Orange County Housing Authority does not administer public housing.

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. Projected 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

[24 CFR Part 903.7 9 (i)]

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

- The Orange County Housing Authority does not administer public housing.

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

[24 CFR Part 903.7 9 (j)]

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

- The Orange County Housing Authority does not administer public housing.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 FY 1996 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)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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)	

<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

- The Orange County Housing Authority does not administer public housing.

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”, skip to component 12. If “No”, complete the Activity Description table below.)

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"/> HOPE I <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:

- OCHA's Administrative Plan continues to include a pilot Section 8 Housing Choice Voucher (HCV) Homeownership Program, which targets active participants in the Section 8 HCV Program. Language in the current Administrative Plan states OCHA's intention to implement such a program if certain conditions are met. Such conditions include obtaining technical assistance from a nonprofit or other partner organization(s) that will provide homeownership counseling, lender coordination or other required program components. To date, OCHA has not entered into an agreement with such an organization. However, OCHA has been in discussions with Neighborhood

Housing Services of Orange County and other community-based organizations. OCHA has also met with other Housing Authorities in the Southern California region, such as neighboring San Bernardino County and the City of Anaheim in Orange County, that have implemented or are in the process of implementing a HCV Homeownership program.

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:

- Pilot program will only be initiated if OCHA has a partner organization to provide technical support and required homeownership counseling.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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 has 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? DD/MM/YY

- Family Unification 21/08/2000
- Information Sharing 04/02/2000

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs 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>FSS Enhancement Program</i>	<i>465</i>	<i>FSS Participants</i>	<i>OCHA Main Office</i>	<i>Section 8 FSS Participants</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 31/12/2004)
Public Housing	Not applicable	
Section 8	344 (mandatory remaining)	295

- 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 plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

A. Welfare Benefit Reductions

- Not applicable.

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 903.7 9 (m)]

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.

- The Orange County Housing Authority does not administer public housing.

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 areas 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 levels 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 actions 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 anticrime/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 plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans 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-risk 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-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 FY 2005 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

- The Orange County Housing Authority does not administer public housing.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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?
If yes, how many unresolved findings remain? ____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

- The Orange County Housing Authority does not administer public housing.

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

[24 CFR Part 903.7 9 (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 at Attachment (File name)
- 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)

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

1. Yes No: Does the PHA meet the exemption criteria provided 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 elected 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)
 - Volunteer candidates were reviewed and appointed by locally elected officials.

b. 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-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)
 - Volunteer candidates were reviewed and appointed by locally elected officials.

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: (provide name here)

Orange County Urban County Program (includes all unincorporated areas and the following cities: Aliso Viejo, Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Placentia, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Seal Beach, Stanton, Villa Park, and Yorba Linda.

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)
- Other: (list below)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Buena Park.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Costa Mesa.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Fountain Valley.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Fullerton.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Huntington Beach.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

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.

Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: "Draft Annual Plan is inconsistent with the City of Huntington Beach's Consolidated Plan, Housing Market Analysis (page II-HE-25) which indicates preferential 'preservation of the City's low income bond financed projects at-risk of losing affordability controls...'"

1. Consolidated Plan jurisdiction: City of Irvine.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

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.

Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of La Habra.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 - 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.
 - Other:
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Laguna Niguel.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 - 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.
 - Other:
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Lake Forest.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 - 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Mission Viejo.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A

1. Consolidated Plan jurisdiction: City of Newport Beach.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Orange.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.

Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of San Juan Capistrano.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other: Jurisdiction under the Consolidated plan for the State of California.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Tustin.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Westminster.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

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

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.

1. Attachment A: Eligibility for Admissions, Applying for Admission, Establishing Preferences and Maintaining the Waiting List Policy, Administrative Plan, Sections 4-1 through 6-4. (ca094a05)
2. Attachment B: Policy for Special Housing, Administrative Plan, Section 29. (ca094b05)
3. Attachment C: Section 8 Homeownership Administrative Plan, Section 30. (ca094c05)
4. Attachment D: H&CS Organizational Chart. (ca094d05)
5. Attachment E: Resident Advisory Board Roster. (ca094e05)
6. Attachment F: Component 3 (6), Deconcentration of Poverty and Income Mixing. (ca094f05)
7. Attachment G: Capital Funds Tables. (ca094g05)

