

# PHA 5-Year and Annual Plan

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

OMB No. 2577-0226  
Expires 4/30/2011

1.0	<b>PHA Information</b> PHA Name: <u>Orange County Housing Authority</u> PHA Code: <u>CA094</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>9619</u>				
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> (Not Applicable) <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. NOT APPLICABLE				
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  Not Required				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Not Required				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> <li> <b>Statement of Financial Resources:</b> The following financial resources are anticipated to be available to OCHA for the support of tenant-based Section 8 assistance programs administered by OCHA during the Plan year:                     <ul style="list-style-type: none"> <li>\$ 112,361,505 Annual Contributions for Section 8 tenant-based assistance.</li> <li>\$ 127,421 Funding for Family Self-Sufficiency and Homeownership Coordinators to assist FSS program participants.</li> <li>\$ 50,000 An FSS Enhancement fund to provide supportive services for FSS program participants.</li> </ul> </li> <li> <b>Community Service and Self-Sufficiency:</b> OCHA uses local funding for reimbursement of expenses for FSS program participants.                     </li> </ul> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  The Orange County Housing Authority's (OCHA) Annual Plan and supporting documentation are available at OCHA's main office located at, 1770 North Broadway, Santa Ana, California, and on the Orange County Community Services website at, www.ochousing.org				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. OCHA does not administer public housing.				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. OCHA does not administer public housing.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. OCHA does not administer public housing.				

8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>OCHA does not administer public housing.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>OCHA does not administer public housing.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Not Required</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>Not Required</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Not Required</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Not Required</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p><b>Included</b></p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p><b>Please see attachment A</b></p> <p>(g) Challenged Elements</p> <p>Not Applicable</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(j) <b>Please see Attachment B: OCHA's Enterprise Income Verification (EIV) Security Policy and Procedures</b></p>

**(f) Resident Advisory Board (RAB) comments:**

**I. Consider reserving housing vouchers for a homeless prevention program.**

On January 22, 2009, the members of the H&CD Commission appointed themselves as the Resident Advisory Board (RAB) to represent the interests of program participants and provide oversight and input in the development of the PHA Annual Plan. In this capacity, Commission members became immediately available to accept comments and input regarding the Annual Plan in conjunction with the forty-five day public comment period, which coincided with the H&CD Commission meeting on January 22, 2009.

Ms. Dawn Lee from OC Partnership had previously requested an opportunity to present information regarding the 10 Year Plan to End Homelessness and to request the RAB's consideration to reserve (set aside) a number of Housing Vouchers for homeless persons that are also receiving supportive services.

Ms. Lee discussed research and best practices across the nation where housing vouchers were used in conjunction with intervention services to transition families from shelters to permanent housing and self-sufficiency. She requested that the RAB/Housing Commission explore options to utilize Housing Choice Vouchers or comparable resources to enact this type of program.

Other local community stakeholders including the Fair Housing Council and Legal Aid Society of Orange County, Office on Aging, Veterans Service Office and Dayle McIntosh Center for the Disabled had also been invited to the meeting. Members of this stakeholder group had met with OCHA management previously on December 4, 2008, to discuss waiting list preference categories and other updates for the OCHA Administrative Plan. As a result of interest and discussions at that meeting, it was relevant to invite their presence at the meeting with the RAB on January 22, 2009. No comments have been received from these stakeholders.

One member of the RAB expressed concerns about current waiting list applicants, and the impact that reserving vouchers for the homeless might have on them. Additional discussion took place.

John Hambuch, Housing Assistance Manager of OCHA responded that OCHA had been unable to determine if a set-aside of Vouchers is allowed, outside the waiting list process. He indicated that OCHA had requested guidance from the U.S. Department of Housing and Urban Development (HUD) regarding this matter. Mr. Hambuch requested that the RAB/H&CD Commission provide staff the opportunity to fully research the use of Housing Choice Vouchers and other viable resources during the comment period in order to present additional information and a staff recommendation at the Public Hearing to be conducted at the H&CD Commission meeting on February 26, 2009. RAB members concurred with this suggestion.

## **II. Update for RAB for reserving housing vouchers for a homeless program**

As a result of the January 22, 2009 meeting with the Resident Advisory Board, OCHA management consulted with the local area office of HUD in Los Angeles regarding housing vouchers for homeless persons. In response to this request, OCHA's assigned Housing Revitalization Specialist Anthony Sprowl consulted with HUD Headquarters to provide guidance about a set-aside of Vouchers for homeless individuals and families. Mr. Sprowl concluded that such a program would need to be established in accordance with PIH 2003-25 - unless a grant (vouchers for the homeless) is specifically made by HUD. He also indicated that no information is available at this time to indicate that a NOFA grant regarding Housing Vouchers reserved for the homeless will be announced. Consequently, OCHA is not authorized to reserve Housing Choice Vouchers for a homeless program outside the waiting list process.

HUD Notice PIH 2003-25 indicates that a Housing Authority can:

1. Create a local preference for homeless families on its waiting list
2. Limit this preference to persons who have disabilities
3. Limit the number of families that will receive this preference in a given year

In light of the above, OCHA and the H&CD Commission would need to consider several issues in order to consider a referral program for homeless persons who are not currently on the waiting list.

- OCHA's current waiting list contains more than 11,000 applicants who applied in 2005 and about 10% claimed to be homeless on their application.
- OCHA would need to open its waiting list on a continuous basis in order to place homeless persons referred by service providers on the waiting list in order to advance them to the top of the list using a "homeless preference".
- If OCHA opens its waiting list prior to depleting the list of current applicants, and implements a new preference, this will reposition all remaining applicants on the current waiting list.

Given these consequences, staff recommends that the Resident Advisory Board in their role as the H&CD Commission direct the OCHA and H&CD Divisions to collaborate in using funds from the Home Investment Partnership Act (HOME) Program, redevelopment funds or other comparable resources to design a tenant-based rental assistance (TBA) Program targeting specific homeless individuals or families or those with special needs, if funding for such programs is available.

OCHA and H&CD Managers have discussed this alternative and agreed that this is a desirable and more flexible alternative. Further information about this matter is attached as an Item that was agenzized for the February 26, 2009 meeting of the H&CD Commission.

### **III. Results of RAB vote on development of a housing assistance program**

At the meeting on February 26, 2009, the H&CD Commission/RAB members concurred that Housing Choice Vouchers should not be used for a homeless prevention program. The H&CD Commission voted to direct the OCHA and H&CD Divisions to proceed in designing a program using HOME Program, redevelopment funds and/or other funding sources that can be used for tenant-based rental assistance in support of the "Ten-Year Plan to End Homelessness" and/or to address "special needs" populations that may be targeted by such funding services.

#### **IV: Additional public comments**

During the Public Hearing on February 26, 2009, Crystal Sims, an attorney from the Legal Aid Society of Orange County addressed the H&CD Commission. Ms. Sims asked if the Annual Plan includes the provisions regarding domestic violence as stated in a recent HUD Notice dated November 2008.

#### **OCHA's response:**

Mr. Hambuch, OCHA's Housing Assistance Manager, explained that because the Housing Authority has been designated as a "High Performing PHA", it qualifies for submittal of a two-page Annual Plan template. However, additional information and documentation can be included with the HUD template as part of the Plan. Special Housing Program Manager Marie Vu added that information regarding the Violence Against Women Act (VAWA) was included in the previous year's Annual Plan, which remains on file. The public is therefore able to review related documentation for the Annual Plan and Five year Plan at the OCHA offices and on the website. Staff also mentioned that submittal of the two-page Annual Plan requires that OCHA have the required documents available for review by the public.

As a further response to Ms. Sims' comment, OCHA has included its policy statement regarding domestic violence and VAWA as an attachment to the Annual Plan. During 2008, OCHA notified participating and newly admitted households about the VAWA policy and protections in tenant newsletters, signs and other documentation. A more detailed description of office or desk procedures regarding VAWA will be available in OCHA's Administrative Plan, which is undergoing a major update this year. The Legal Aid Society is one of the community stakeholders participating in meetings regarding the updating of the Administrative Plan.

## **ORANGE COUNTY HOUSING AUTHORITY (OCHA) Violence Against Women Act (VAWA) Policy**

In January 2006, President Bush signed a law known as Violence Against Women and the Department of Justice Reauthorization Act of 2005 (VAWA) with technical amendments following on August 12, 2006. Portions of this law create new protections for those who are assisted with (Section 8) Housing Choice Vouchers if they become victims of domestic violence, dating violence and stalking.

The following is a brief summary of the principal provisions of the law. The information in this handout is intended to inform participants and landlords of their rights and responsibilities under VAWA.

### **Protections under VAWA**

1. **Denial of Assistance:** VAWA provides that an applicant cannot be denied assistance or admission because he or she is a victim of domestic violence, dating violence, or stalking if the applicant is otherwise qualified for assistance or admission to rental assistance programs.
2. **Termination of Assistance:** Criminal activity directly relating to domestic violence, dating violence, or stalking shall not be considered cause for termination of assistance for any participant or immediate member of a participant's family who is a victim of the domestic violence, dating violence, or stalking.
3. **Lease terms:** An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of that violence.

### **Removal of/Termination of Assistance to Perpetrator**

VAWA also creates a new authority under Federal law that allows a Public Housing Agency, or an owner of a Section 8-assisted property to evict, remove, or terminate assistance to any individual tenant or lawful occupant of the property who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other adverse action to the other occupants.

### **Limitations**

There are some limitations to these protections:

- Assistance and/or tenancy may be terminated if OCHA, the owner, or the manager can demonstrate that an assisted tenant posed "an actual and imminent threat" to other tenants or to persons employed at or providing services at a rental property or unit.

- Assistance and/or tenancy may be terminated for lease violations that are not based on an incident or incidents of domestic violence, dating violence or stalking for which VAWA provides protections.

### **Verification/Certification**

OCHA shall require verification or certification concerning the incident or incidents where an individual claims VAWA protections in one of the following three ways:

- Police report or court order
- Other document signed by a professional person from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking.
- HUD approved form (50066)

Failure to provide verification within fourteen (14) business days of the date requested will result in loss of protection under VAWA.

### **Confidentiality**

Information provided about an incident or incidents of domestic violence, dating violence or stalking shall be retained by OCHA in confidence and shall not be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in an eviction proceeding as permitted in VAWA, or
3. required by applicable law.

### **Portability/Moving to Another Location**

An OCHA tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding if the term of the tenant's existing lease has not expired) as long as the tenant has complied with all other requirements and must relocate in order to protect the health or safety of a person who was or is the victim of domestic violence, dating violence, or stalking. However, the victim must have a reasonable belief that he or she is imminently threatened by harm from further violence if he or she remains in the present location.

**For complete text of VAWA see Public Law 109-162 (Title VI, Sections 606 and 607)**

**[www.gpoaccess.gov/plaws/index.html](http://www.gpoaccess.gov/plaws/index.html)**

**For more information about domestic violence resources in Orange County,  
please call: 2-1-1 (*formerly Orange County Info Link*)  
National Domestic Violence Hotline: (800) 779-7233 (SAFE) or (800) 787-3224  
(TTY)**

**(j) Orange County Housing Authority (OCHA) Enterprise Income Verification (EIV) Security Policy and Procedures**

Housing Choice Voucher participants are informed that OCHA uses HUD's Enterprise Income Verification (EIV) system to verify employment and income of program participants at the time of all annual re-examinations and interim re-certifications. EIV is a secure federal database that is available exclusively to public housing agencies and multifamily housing owners. All information about individual program participants that is kept in a system of records is subject to the Privacy Act of 1974, 5 U.S.C. 552a.

**Privacy Act Requirements:**

Tenant information obtained through EIV is used only for verification of income to determine program eligibility and level of assistance.

Adult participants, 18 years old and older, must sign HUD Form 9886, Authorization for the Release of Information/Privacy Act Notice, prior to OCHA staff retrieving - participant data from EIV. The signed form is maintained with tenant records.

**Administrative Security Policy & Procedures:**

OCHA Housing Assistance Manager will:

- Determine which OCHA staff will have access to EIV information.
- Assign selected OCHA staff a unique User ID to access EIV information.
- Maintain a record of OCHA EIV users and their assigned roles.
- Require all OCHA EIV users to sign a "User Guide and Security Policies & Procedures" agreement that includes "Rules of Behavior".
- Conduct annual Security Awareness Training for all EIV system users.
- Store tenant files in a dedicated file room with restricted access by assigned staff only.

**ORANGE COUNTY BOARD OF SUPERVISORS**

**Acting as the Board of Supervisors and Orange County Housing Authority**

**MINUTE ORDER**

**March 24, 2009**

Submitting Agency/Department: OC COMMUNITY RESOURCES

Public Hearing to consider approving Annual Public Housing Agency Plan, FY 2009-10; and authorize Executive Director or designee to execute related documents and to submit Plan to U.S. Department of Housing and Urban Development - All Districts

**The following is action taken by the Board of Supervisors:**

APPROVED AS RECOMMENDED  OTHER

**Unanimous**  (1) NGUYEN: Y (2) MOORLACH: Y (3) CAMPBELL: Y (4) NORBY: Y (5) BATES: Y

*Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order*

**Documents accompanying this matter:**

- Resolution(s)
- Ordinances(s)
- Contract(s)

Item No. 38

Special Notes:

Copies sent to:

CEO

OC Community Resources: John Hambuch



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Acting as the Board of Supervisors and Orange County Housing Authority, Orange County, State of California.  
DARLENE J. BLOOM, Clerk of the Board

By: Nancy Pham  
Deputy



# AGENDA STAFF REPORT

ASR Control 09-000228

39A/

**MEETING DATE:** 03/24/09

**LEGAL ENTITY TAKING ACTION:** Board of Supervisors and Orange County Housing Authority

**BOARD OF SUPERVISORS DISTRICT(S):** All Districts

**SUBMITTING AGENCY/DEPARTMENT:** OC Community Resources (Approved)

**DEPARTMENT CONTACT PERSON(S):** John Hambuch (714) 480-2830  
Marie Vu (714) 480-2732

2009 MAR 10 PM 1:48  
 BOARD OF SUPERVISORS  
 ORANGE COUNTY  
 CALIFORNIA

**SUBJECT:** Orange County Housing Authority Annual PHA Plan FY 2009-10

**CEO CONCUR**  
Concur

**COUNTY COUNSEL REVIEW**  
N/A

**CLERK OF THE BOARD**  
Public Hearing  
3 Votes Board Majority

**Budgeted:** N/A

**Current Year Cost:** N/A

**Annual Cost:** N/A

**Staffing Impact:** No

**# of Positions:**

**Sole Source:** N/A

**Current Fiscal Year Revenue:** N/A

**Funding Source:** N/A

**Prior Board Action:** March 15, 2005 and March 18, 2008

## RECOMMENDED ACTION(S)

1. Conduct public hearing and consider public comments for inclusion in Orange County Housing Authority's Annual Public Housing Agency Plan for FY 2009-10.
2. Approve Orange County Housing Authority's Annual Public Housing Agency Plan for FY 2009-10.
3. Authorize the Executive Director of Orange County Housing or designee to sign related certifications and transmit Orange County Housing Authority's Annual Public Housing Agency Plan for the FY 2009-10 to the U.S. Department of Housing & Urban Development for final approval as required by Federal regulations.

## SUMMARY:

Conducting a public hearing and approving Orange County Housing Authority's Annual Public Housing Agency (PHA) Plan for FY 2009-10 will support compliance with Federal requirements and demonstrate the continued commitment to address the housing needs of very low and low-income households.

**STAFFING IMPACT:**

N/A

**ATTACHMENT(S):**

Draft OCHA Annual PHA Plan FY 2009-10

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning July 1, 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Orange County Housing Authority

CA094

PHA Name

PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_  
 X Annual PHA Plan for Fiscal Years 20<sup>09</sup> - 20<sup>10</sup>

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

Name of Authorized Official  Karen Roper	Title  Executive Director
Signature 	Date X MARCH 25, 2009

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

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

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

I, Julia Bidwell the Deputy Director, OCCS certify that the Five Year and  
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of  
Orange County, California prepared pursuant to 24 CFR Part 91.

 \_\_\_\_\_

Signed / Dated by Appropriate State or Local Official