PHA 5-Year and Annual Plan Draft	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0	**PHA Information** PHA Name: Orange County Housing Authority PHA Code: CA094 HA Type: ☐ Small ☒ High Performing ☐ Standard ☒ HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2010
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) **Number of PH units:** NA **Number of HCV units:** 9623
3.0	**Submission Type** ☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only
4.0	**PHA Consortia NA** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	**5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.**
5.1	**Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:** **OCHA's Mission:** OCHA's mission is to provide safe, decent, and sanitary housing conditions for low-income, very low-income, and extremely low-income families and to manage resources efficiently. OCHA promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

5.2	**Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.**

(a) <u>GOALS AND OBJECTIVES FOR THE NEXT FIVE YEARS: 2010 to 2015</u>

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

- **OCHA Goal:** Expand the supply of assisted housing by applying for additional rental vouchers when HUD funding becomes available.

- **OCHA Goal:** To improve the quality of assisted housing by maintaining a high SEMAP rating in voucher management and program operations to more efficiently serve the needs of our clients.

- **OCHA Goal:** To increase assisted housing choices by providing clients with information regarding their options in seeking units located within and outside of OCHA's jurisdiction, under the provisions of Mobility and Portability. Conduct outreach efforts to owners with rental properties to encourage their participation in the HCV program.

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

- **OCHA Goal:** To promote self-sufficiency and asset development of assisted households by offering and coordinating supportive services options that focus on improving employability, and offer assistance to the elderly and disabled in obtaining and maintaining independence.

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

- **OCHA Goal:** To insure equal opportunity and further fair housing objectives by undertaking affirmative measures to provide access to a suitable living environment in assisted housing regardless of race, color, religious national origin, sex, familial status, or disability, in any bedroom size unit.

5.2

(b) STATEMENT OF PROGRESS IN MEETING GOALS & OBJECTIVES OF LAST 5-YEAR PLAN: 2005-2009:

OCHA Goal: Expand the supply of assisted housing:

- In 2007, OCHA entered into an agreement with HUD and FEMA to administer the Disaster Housing Assistance Program for eligible displaced families. OCHA was later awarded four additional Housing Choice Vouchers for these families.

- In 2009, OCHA was selected to administer HUD's-Veterans Affairs Supportive Housing (VASH) program for veterans referred by the Veterans Administration facility in Long Beach and received an award of 70 VASH vouchers to assist homeless veterans and their families.

- In 2009, OCHA established a collaborative relationship with Habitat for Humanity to promote homeownership opportunities for eligible HCV participants.

- In 2008, OCHA submitted an application for 100 Family unification Program HCVs, but was not selected for funding. In 2009, OCHA submitted another application for 100 HCVs in response to HUD's NOFA.

- Between 2005 and 2008, OCHA received five new Shelter Plus Care (S+C) grant awards, totaling **$10,004,400** to assist an additional **125** homeless and chronically homeless disabled persons and their families in obtaining permanent housing. For the current 2009 Continuum of Care NOFA, OCHA submitted an application, for two new S+C projects, totaling **$2,120,580**, to serve an additional 25 chronically homeless and disabled persons. OCHA currently administers ten **(10)** S+C projects that provide permanent housing for 482 disabled participants.

OCHA Goal: Improve voucher management (SEMAP score):

- For the fifth consecutive year, OCHA has been rated as a "High Performance PHA", and scored 103% on the 2009 SEMAP Certification. OCHA has consistently received five bonus points in SEMAP for deconcentration.

- OCHA has maintained an average lease-up rate of 99% or higher during four of the past five years, to assist at least 9,522 to 9,619 households each month.

OCHA Goal: To increase assisted housing choices in units located within and outside of OCHA's jurisdiction.

- OCHA has maintained efforts to recruit and expand the number of property owners and variety of housing choices by participating in apartment industry associations and events.

- Over the past five years, OCHA has worked in collaboration with the Anaheim and Garden Grove Housing and Santa Ana Housing Authorities to enable over 760 assisted tenants, who elected to reside in one of these adjacent jurisdictions, under the provisions of a Mobility agreement. OCHA has also assisted over 200 portability families who requested to move out of Orange County under the HCV portability provisions during the past five years.

OCHA Goal: To promote self-sufficiency and asset development of assisted families.

- OCHA's Family Self-Sufficiency (FSS) program has assisted **219** families to achieve their goals and graduate.

- Currently, there are **263** active FSS participants, of which **165** (63%) have maintained a positive escrow balance, which, in aggregate, totaled over **$ 649,312** in escrow funds.

- In 2009, **$176,077** in escrow funds was dispersed to **10** graduating FSS households. Two of the graduating families moved to non-subsidized housing.

5.2	
	OCHA Goal: To insure equal opportunity and further fair housing objectives. OCHA undertakes affirmative measures, initially at program briefings and again during annual re-certifications, to keep participant and applicant families advised of their civil rights regarding access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. In addition, OCHA networks with over 180 community organizations and 31 participating cities to ensure awareness of and enforcement of fair housing laws. OCHA's Annual Plan is also consistent with Orange County's Consolidated Plan in furthering these objectives. **The Orange County Housing Authority (OCHA) will take reasonable specific steps to affirmatively further fair housing in all of its programs and operations. These steps include, but are not limited to the following:** OCHA includes a Fair Housing brochure in all Briefing Packets, advising applicants and participants on how to file a fair housing complaint. The brochure includes the toll-free number for the Housing Discrimination Hotline: 1-800-669-9777, and the Federal Information Relay Service number: 800-877-8339. In addition, Fair Housing posters are printed in three Languages; English, Spanish and Vietnamese and are placed in OCHA's lobby for distribution. **OCHA will affirmatively further fair housing and comply with requirements of 24CFR Section 903.7(o) by doing the following:** • Examine OCHA's programs and 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. • Work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that requires OCHA's involvement; and • Maintain records reflecting these analyses and actions **OCHA will take the following proactive steps in addressing problems with persons with disabilities:** • When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program. • Not deny persons who qualify for a HCV under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate. • Provide housing search assistance when requested. Lists of available units that include accessible units for people with disabilities are provided to participants. The list is updated weekly and is available in the lobby. Upon request, a Referral List may also be obtained either by mail, email or by FAX. • In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities. • Provide technical assistance, through referrals to the Fair Housing Council of Orange County, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Statement of Financial Resources:
The following is a list of the financial resources anticipated to be available to OCHA for administering HUD's tenant-based rental assistance programs.

Funding Source	Amount	Purpose
Annual Contributions for Section 8 TRA	$ 119,955,400	Rental Assistance
FSS Coordinators	$ 127,421	Coordination of program supportive services
Veterans Affairs Supportive Housing (VASH)	$ 745,382	Rental assistance for homeless veterans
New Shelter + Care Grant Projects (S+C)	$2,120,580	New funding for rental assistance for homeless disabled persons.
Current Shelter + Care Grant Projects (S+C)	$5,626,224	Twelve-month renewal funding for rental assistance for homeless disabled persons.

1. **Eligibility, Selection and Admission Policies, including De-concentration and Wait List Procedures.**
   - **Local Preferences:** Changed Veterans preference to combine working & non-working veterans in preference category 1 (members) and category 3 (nonmembers). The result provides for a total of six preferences in place of the previous eight.
   - **Targeted Funding:** Adds provisions for non-elderly disabled or specific category of applicants.
   - **Working Definition:** Changed to minimum of 20 hours per week for 26 weeks in the 12-month period prior to initial appointment date.

4. **Operation & Management:**
   - **Funding Shortages:** Added procedures for the steps OCHA will take if there is a funding shortage.

13. **Violence Against Women Act (VAWA):**
    The following provisions relating to VAWA have been added to OCHA's Administrative Plan FY 2010:
    - Denial of Assistance
    - Termination of Assistance
    - Lease Terms
    - Removal of / Termination of Assistance to Perpetrator
    - Limitations
    - Verification / Certification
    - Confidentiality
    - Portability / Moving to Another Location

The following is a description of the actions OCHA will take relating to VAWA:

1) **Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.**

- OCHA works in collaboration with a number of Orange County agencies who have access to a variety of programs and support services that offer; counseling (individual, group, and family), parenting education, after-school recreation & enrichment programs, referral services, domestic violence and anger management education, gang prevention, in-home visitation/parent support programs, and health services referrals. Supportive service providers include:
- **Information and Referral:** 2-1-1 Orange County. A telephone resource system (available 24/7) that links OC residents to community health & human services & support resources and organizations.
- **Legal Resources:** such as the Legal Aid Society of Orange County and Fair Housing Council of Orange County.
- **Supportive Services:** Orange County Health Care Agency and related network of service providers.

6.0	2) **Any activities, services, or programs provided or offered by OCHA that helps child and adult victims of domestic violence, dating violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and** Victims who have become displaced or are in jeopardy of being displaced from their assisted unit due to domestic violence will be referred to Human Resource Centers, Social Services Agency and the Health Care Agency who provide referrals to shelters, emergency, transitional and permanent housing options for battered women and children. • **Domestic Violence:** Orange County Domestic Violence Programs have hotlines that are direct numbers to shelters that provide housing, counseling and other services 3) **Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.** During an annual / interim recertification of an assisted family, and during an annual inspection of an assisted unit, should staff become aware of or suspect domestic violence is occurring in the home, the tenant is advised of their rights under VAWA. The victim(s) will be referred to the following agencies that offer Intervention and Prevention Counseling Programs, Domestic Violence and Anger Management Education and other supportive services that focus on family unity. OCHA will continue to keep tenants and landlords informed of their rights and responsibilities under the VAWA Act, through information published in our Tenant / Landlord Newsletter. **(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.** Copies of OCHA's 5-Year and Annual PHA Plan may be obtained on OCHA's website: www.ochousing.org and at OCHA's offices located at: Orange County Housing Authority 1770 North Broadway Santa Ana, CA. 92706
7.0	**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** Not Applicable.
8.0	**Capital Improvements.** Not Applicable
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not Applicable
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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. Not Applicable
8.3	**Capital Fund Financing Program (CFFP).** ☐ 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. Not Applicable

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs: In 2009, Orange County was ranked the third most populated county in California and the fifth largest in the nation with over 3,121,251 residents. The Orange County Housing Authority's (OCHA) jurisdictional population comprised 72% of the county's total population. OCHA provided rental assistance for over 9600 HCV families residing within 31 cities and unincorporated areas of Orange County.

Orange County covers 798 square miles and has a population density of 3,954 persons per square mile, making Orange County one of the most densely populated areas in the United States.

In 2009, Orange County had the second highest Housing Wage needed within California for rental housing.

Service-providing employment accounts for almost 80% of all jobs in Orange County. In 2007 the county's unemployment rate was at 3.9%. Currently, the county's unemployment rate is more than 10%.

A renter household in Orange County must earn an hourly housing wage of:

- $ 24.92 per hour to afford the housing costs for a one-bedroom apartment.
- $ 29.73 per hour to afford the housing costs for a two-bedroom unit.

9.0

- $ 42.08 per hour for a working family to afford housing costs of a three-bedroom unit.

Source: 2009 OC Community Indicators; HUD 2007 Comprehensive Housing Market Analysis for Orange County

Elderly and Disabled: The highest percentages of the population living at poverty level are the elderly and disabled. In 2009, 16% of the population in Orange County were elderly and disabled persons living on a fixed income from social security (SS) and/or supplemental social security (SSI) benefits equivalent to 30% or less of MFI. The severe cost burdens of the elderly and disabled have been even further exacerbated as California began reducing SSI benefits in May, July and November of 2009 in an effort to address the state's ongoing financial crisis.

While the disabled population is diverse, persons with mobility impairment face many of the same challenges faced by the elderly in their search for affordable rental housing. Because of their physical limitations, this population needs affordable housing that is ***located*** near public transportation, shopping, and medical facilities.
Source: 2009 OC Community Indicators; State of California Social Security Benefits notification, March 2009; Priced Out 2008, HUD study of the housing crisis for the disabled and elderly population; OC Profiles 2006, "Housing Orange County's Seniors".

OCHA Wait List :
In 2005, OCHA opened the Wait List for thirty days for the first time in over five years. At the end of thirty days, there were 18,601 eligible names placed on OCHA'S Wait List.

As of December 2009, there were 9,832 applicant names remaining on the Wait List; 2,675 were elderly and 2,330 were disabled and the remaining were working and nonworking families or individuals. The average wait time until an applicant receives a voucher is three years. OCHA anticipates opening the Wait List sometime in late 2011.

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

1) OCHA will optimize the number of affordable units available within its current resources as follows:

- Enact measures such as multiple Payment Standard Schedules to promote greater access to affordable housing among families assisted by OCHA in diverse rental submarkets markets and for various unit sizes.
- Maintain a goal for a 99% lease-up rate by marketing the program to owners, providing high service levels to retain current property owners and their units, and ensuring timely responsiveness for leasing households who locate a prospective rental unit.
- Monitor lease-up and budget data to optimize resources and relate these to rental market conditions and trends.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

2) OCHA will increase the number of affordable housing units as follows:

- Apply for additional HCVs or funding for Vouchers to ensure that new or currently allocated resources can be fully utilized.
- Collaborate with the Housing Development Division, member cities or other organizations for opportunities to leverage affordable housing resources in the community through the creation of mixed-finance housing for affordable rental or homeownership.
- Whenever possible, pursue additional housing resources other than HCV tenant-based assistance.
- Encourage and solicit owner participation in outreach materials and marketing efforts.

3) If additional HCV funding becomes available, OCHA will:

- Apply for additional HCVs for waiting list applicants.
- Apply for HCV funding that may be targeted for the elderly, non-elderly disabled, or other populations such as veterans.
- Establish admission preferences if needed to utilize targeted funding opportunities.

4) OCHA anticipates opening the Wait List in 2011; at that time OCHA will:

- Research and explore opportunities and technologies that will inform the public, especially potential applicants who are difficult to reach or who are less likely to apply. Marketing will also include newspapers that publish in English, Spanish and Vietnamese.
- Collaborate with community-based nonprofit organizations, cities and government agencies to assist with outreach efforts and strategies.
- Collaborate with community-based nonprofit organizations, cities and government agencies to assist potential applicants with submitting an application, including: access to computers or fax machines, providing locations, translation, personal assistance etc.

5) OCHA will maintain and update a Referral List:
As a service to both tenants and owners, maintain a listing of available and vacant rental housing to optimize housing opportunities – especially those outside areas of poverty or minority concentration.

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

STATEMENT OF PROGRESS IN MEETING THE GOALS & OBJECTIVES IN THE 5-YEAR PLAN: 2005-2009:

OCHA Goal: Expand the supply of assisted housing:

- In 2007, OCHA entered into an agreement with HUD and FEMA to administer the Disaster Housing Assistance Program for eligible displaced families. OCHA was later awarded four additional Housing Choice Vouchers for these families.

- In 2009, OCHA was selected to administer HUD's-Veteran Affairs Supportive Housing (VASH) program for veterans referred by the Veterans Administration facility in Long Beach and received an award of 70 VASH vouchers to assist homeless veterans and their families.

- In 2009, OCHA established a collaborative relationship with Habitat for Humanity to promote homeownership opportunities for eligible HCV participants.

- In 2008, OCHA submitted an application for 100 Family unification Program HCVs, but was not selected for funding. In 2009, OCHA submitted another application for 100 HCVs in response to HUD's NOFA

- Between 2005 and 2008, OCHA received five new Shelter Plus Care (S+C) grant awards, totaling **$10,004,400** to assist an additional **125** homeless and chronically homeless disabled persons and their families in obtaining permanent housing. For the current 2009 Continuum of Care NOFA, OCHA submitted an application, for two new S+C projects, totaling **$2,120,580**, to serve an additional 25 chronically homeless and disabled persons. OCHA currently administers ten **(10)** S+C projects that provide permanent housing for 482 disabled participants.

OCHA Goal: Improve voucher management (SEMAP score):

- For the fifth consecutive year, OCHA has been rated as a "High Performance PHA", and scored 103% on the 2009 SEMAP Certification. OCHA has consistently received five bonus points in SEMAP for deconcentration.

- OCHA has maintained an average lease-up rate of 99% or higher during four of the past five years, to assist at least 9,522 to 9,619 households each month.

OCHA Goal: To increase assisted housing choices in units located within and outside of OCHA's jurisdiction.

- OCHA has maintained efforts to recruit and expand the number of property owners and variety of housing choice by participating in apartment industry associations and events.

- Over the past five years, OCHA has worked in collaboration with the Anaheim and Garden Grove Housing and Santa Ana Housing Authorities to enable over 760 assisted tenants, who elected to reside in one of these adjacent jurisdictions, under the provisions of a Mobility agreement. OCHA has also assisted over 200 portability families who requested to move out of Orange County under the HCV portability provisions during the past five years.

OCHA Goal: To promote self-sufficiency and asset development of assisted families.

- OCHA's Family Self-Sufficiency (FSS) program has assisted **219** families to achieve their goals and graduate.
- Currently, there are **263** active FSS participants, of which **165** (63%) have maintained a positive escrow balance, which, in aggregate, totaled over **$649,312** in escrow funds.
- In 2009, **$176,077** in escrow funds was dispersed to **10** graduating FSS households. Two of the graduating families moved to non-subsidized housing.

OCHA Goal: To insure equal opportunity and further fair housing objectives.
OCHA undertakes affirmative measures, initially at program briefings and again during annual re-certifications, to keep participant and applicant families advised of their civil rights regarding access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. In addition, OCHA networks with over 180 community organizations and 31 participating cities to ensure awareness of and enforcement of fair housing laws. OCHA's Annual Plan is also consistent with Orange County's Consolidated Plan in furthering these objectives.

The Orange County Housing Authority (OCHA) will take reasonable specific steps to affirmatively further fair housing in all of its programs and operations. These steps include, but are not limited to the following:

OCHA includes a Fair Housing brochure in all Briefing Packets, advising applicants and participants on how to file a fair housing complaint. The brochure includes the toll-free number for the Housing Discrimination Hotline: 1-800-669-9777, and the Federal Information Relay Service number: 800-877-8339. In addition, Fair Housing posters are printed in three languages; English, Spanish and Vietnamese and are placed in OCHA's lobby for distribution.

OCHA will affirmatively further fair housing and comply with requirements of 24CFR Section 903.7(o) by doing the following:

- Examine OCHA's programs and 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.
- Work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that requires OCHA's involvement; and
- Maintain records reflecting these analyses and actions

OCHA will take the following proactive steps in addressing problems with persons with disabilities:

- When requested by an individual, assist program applicants and participants gain access to support services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program.

- Not deny persons who qualify for a HCV under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.

- Provide housing search assistance when requested. Lists of available units that include accessible units for people with disabilities are provided to participants. The list is updated weekly and is available in the lobby. Upon request, a Referral List may also be obtained either by mail, email or by FAX.

- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.

- Provide technical assistance, through referrals to the Fair Housing Council of Orange County, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "Substantial deviation/modification"

OCHA has not made any amendments or substantial deviations / modifications to the Annual PHA Plan.

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) **Form HUD-50077**, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **Attachment** (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **Not Applicable** (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **Not Applicable** (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) Not Applicable (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) **Not Applicable** (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. **No Comments Received** (g) Challenged Elements: **Not Applicable** (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **Not Applicable** (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Not Applicable**

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the_X__ 5-Year and/or_X__ Annual PHA Plan forOCHA's fiscal year beginning __2010__, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Orange County Housing Authority
PHA Name

CA094
PHA Number/HA Code

__X___ 5-Year PHA Plan for Fiscal Years 2010 - 2015

__X___ Annual PHA Plan for Fiscal Year 2010

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	Title
Karen Roper	Executive Director, Orange County Housing
Signature x Ka Ro	Date 3-9-10

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

I, John Viafora the Housing Community Development Manager certify that the Five Year and Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of County of Orange, California prepared pursuant to 24 CFR Part 91.

John Viafora 1-8-10

Signed / Dated by Appropriate State or Local Official

ORANGE COUNTY BOARD OF SUPERVISORS

Acting as the Orange County Housing Authority

MINUTE ORDER

March 30, 2010

Submitting Agency/Department: OC COMMUNITY RESOURCES

Public Hearing to consider approving Orange County Housing Authority 5-year Public Housing Agency Plan (PHA) and Annual FY 2010-11 Plan; 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) VACANT: (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. 60

Special Notes:

Copies sent to:
CEO
OCCR/Housing Authority - John Hambuch
3/31/10

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

By: _____
Deputy

CAO94c vo1

Agenda Item

AGENDA STAFF REPORT

ASR Control 10-000215

39A1

MEETING DATE:	03/30/10
LEGAL ENTITY TAKING ACTION:	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

SUBJECT: Orange County Housing Authority 5-Year and Annual PHA Plan

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	N/A	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 24, 2009

RECOMMENDED ACTION(S):

1. Conduct public hearing and consider public comments for inclusion in Orange County Housing Authority's 5-Year Public Housing Agency (PHA) Plan and the Annual Fiscal Year (FY) 2010-11 Plan.

2. Approve Orange County Housing Authority's 5-Year Public Housing Agency (PHA) Plan and the Annual FY 2010-11 Plan.

3. Authorize the Executive Director of OCHA or designee to sign related certifications and transmit OCHA's 5-Year PHA Plan and the Annual FY 2010-11 Plan to the U.S. Department of Housing & Urban Development (HUD) for final approval, as required by Federal regulations.

SUMMARY:

Conducting a public hearing and approving OC County Housing Authority's 5-Year PHA Plan and the Annual FY 2010-11 Plan will comply with Federal requirements and demonstrate Orange County Housing Authority's continued commitment to addressing the housing needs of very low and low-income households.

BACKGROUND INFORMATION:

On March 15, 2005, your Board approved the Orange County Housing Authority's (OCHA) 5-Year Public Housing Agency (PHA) Plan, which covered FY 2005-06 through FY 2009-10. The PHA Plan identified the local housing needs of very low and low-income households within OCHA's jurisdiction; established the goals and objectives for addressing identified needs; and outlined strategies for accomplishing goals and objectives. Annually thereafter, and most recently on March 24, 2009, your Board approved OCHA's annual Plans which provided detailed information regarding program operations, activities, and the accomplishments made toward meeting the goals and objectives established in the 5-Year Plan.

OCHA is submitting an updated 5-Year Plan, which covers FY 2010-11 through FY 2014-15. The Orange County Housing Authority's 5-Year Public Housing Agency Plan includes continued and revised goals, objectives, and strategies that will address the housing needs of very low and low-income households over the next five years. Included in this 5-Year Plan is the Annual FY 2010-11 Plan which reports on the progress OCHA has made toward meeting goals and objectives of the previous 5-Year Plan.

In compliance with Federal regulations, OCHA has notified community stakeholders and the public that the 5-Year PHA Plan and current Annual FY 2010-11 Plan are being updated. The public has been provided the opportunity to review and comment prior to final approval by the OCHA Board of Commissioners through the following processes:

- Public notices announcing the public review period and public hearings were published in the Miniondas on January 14, 2010, and the Orange County Register and Nguoi Viet News on January 17, 2010.

- OCHA's draft 5-Year PHA Plan and the Annual FY 2010-11 Plan were posted on the OC Community Services website on January 14, 2010.

- An Information Bulletin announcing the public review period and public hearings was sent electronically to cities and non-profit organizations on January 26, 2010.

- Two public hearings were scheduled an conducted : (1) on February 25, 2010 at the H&CD Commission meeting and (2) on March 30, 2010 before the Board of Supervisors, sitting as the Board of Commissioners of the Orange County Housing Authority. No comments were received at the February 25, 2010 public hearing. Comments received at the March 30, 2010 public hearing will be incorporated into OCHA's 5-Year Public Housing Agency (PHA) Plan and the Annual FY 2010-11 Plan prior to submittal to HUD and distribution of the final document.

FINANCIAL IMPACT:

N/A

STAFFING IMPACT:

N/A

ATTACHMENT(S):

Draft Orange County Housing Authority 5-Year PHA Plan and Annual FY 2010-11 Plan.