

<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing  <i>As approved by HUD 6-3-2021</i>	OMB No. 2577-0226 Expires 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.															
A.1	<p>PHA Name: <u>Orange County Housing Authority</u> PHA Code: <u>CA094</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2021</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>11,306</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p style="text-align: center; color: blue;">All information pertaining to the Annual Public Housing Agency (PHA) Plan is located online at:  <a href="http://www.ochousing.org/docs">www.ochousing.org/docs</a> or</p> <p style="text-align: center; color: blue;">Orange County Housing Authority            1501 E. St. Andrew Place            Santa Ana, CA 92705</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content; color: red; font-weight: bold;">             Note: Due to the COVID-19 pandemic, OCHA offices have been closed to the public since March 2020.           </div> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:									
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**B. Annual Plan.**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

In May 2020, OCHA finalized updates to its Administrative Plan. The primary and most critical updates to the Plan were changes to the policy regarding placement on the waiting list, which have been made to address the significant need for affordable housing in Orange County. Updates included, but were not limited to, OCHA’s ability to perform a random selection (lottery) to determine applicants that will be placed on the waiting list and OCHA’s ability to open its waiting list only to applicants who qualify for one or more OCHA preferences. Attachment A of the Annual PHA Plan is a Summary of Substantial Revisions made to the Administrative Plan in 2020.

<b>Financial Resources</b>	
Annual Contributions for Housing Choice Voucher Program:	\$166,313,874
Family Self-Sufficiency Program Coordinators:	\$ 288,000
Mainstream Voucher Program:	\$ 1,705,608
<b>TOTAL</b>	<b>\$168,307,482</b>

**B.2 New Activities**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Project Based Vouchers.

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

In addition to the project-based activities, which are in progress (see Attachment B), and will continue into the next reporting period, in response to Notices of Funding Availability, there are additional projects under review. As opportunities become available and upon notification to HUD, OCHA will continue to explore use of project-based vouchers to meet the local need for affordable housing.

OCHA’s project-based activities are consistent with the PHA Plan and the Administrative Plan in that they promote deconcentration, expand housing choice and address the need for long-term, affordable housing. Further, the activities contribute to the achievement of the goals OCHA set forth in Section B.2 of the Five-Year PHA Plan.

**B.3 Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y N N/A

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(b) If yes, please describe:

<p><b>B.4</b></p>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.5</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.6</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p><b>Goal #1 Open the Housing Choice Voucher Program Waiting List</b></p> <ul style="list-style-type: none"> <li>• Due to the impacts of COVID-19, OCHA has postponed opening of the waiting list. Potential opening of the waiting list will be evaluated in 2022/2023.</li> </ul> <p><b>Goal #2 Enhance accessibility for disabled and limited English proficient persons</b></p> <ul style="list-style-type: none"> <li>• A translation function to Chinese, Spanish and Vietnamese has been applied to OCHA’s webpage for limited English proficient persons.</li> <li>• American Sign Language interpreters and the California Relay Service are used to communicate with those who are hard of hearing.</li> <li>• Execution of a contract for translation services in-person and via telephone is in progress.</li> </ul> <p><b>Goal #3 Expand efforts to affirmatively further fair housing</b></p> <ul style="list-style-type: none"> <li>• Due to the proposed rule published in January 2020 on affirmatively furthering fair housing, OCHA is currently evaluating its expansion of efforts. Meanwhile, OCHA continues to comply with 24 Code of Federal Regulations (CFR) §5.150.</li> </ul> <p><b>Goal #4 Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services</b></p> <ul style="list-style-type: none"> <li>• All new Housing Choice Voucher Program files are digital.</li> <li>• All newly created historical records are imaged to prevent creation of physical files.</li> <li>• The Assistance Connect portal is available for applicant and landlord use to communicate with staff and transmit documents as needed.</li> <li>• DocuSign seats and Adobe Pro licenses were purchased to eliminate need for original signatures in certain instances.</li> <li>• Remote Virtual Inspections for new move-ins were implemented in late 2020.</li> <li>• Virtual briefings and electronic reexaminations were implemented in late 2020.</li> <li>• The public has the option of using the technologies provided, but are not required to do so. Appointments for individual service are always available.</li> </ul> <p><b>Goal #5 Expand the supply of affordable housing by applying for additional housing assistance funding and programs that may become available</b></p> <ul style="list-style-type: none"> <li>• Because OCHA was a previous recipient of Mainstream Program Vouchers, HUD awarded OCHA a 30 percent increase in vouchers, which have been prioritized to house 24 additional households that frequently utilize Orange County hospitals/emergency services.</li> <li>• In response to Notice PIH 2020-22 Mainstream Vouchers – Non-Competitive Opportunity for Additional Vouchers authorized by the Coronavirus Aid, Relief, and Economic Security Act, OCHA applied for and was awarded 100 vouchers. The 100 Mainstream vouchers have been prioritized for those transitioning from Projects Roomkey/Homekey and Toolbelt into permanent housing.</li> </ul>

<p><b>B.6</b></p>	<p><b>Goal #6 Promote Family Self Sufficiency</b></p> <ul style="list-style-type: none"> <li>• OCHA applied for renewal of its Family Self Sufficiency (FSS) Coordinator funding and was awarded \$288,000.</li> <li>• OCHA continued participating in the national study of the FSS Program conducted by MDRC, which was extended into 2021.</li> <li>• OCHA graduated 13 households from the FSS Program and disbursed more than \$181,374 to said households.</li> <li>• Participation in OCHA’s FSS Program is 53 percent higher than mandated by HUD.</li> <li>• OCHA routinely conducts recruitment to all Housing Choice Voucher holders and performs targeted recruitment for households participating in the Family Unification and Veterans Affairs Supportive Housing Programs.</li> <li>• Approximately 20 percent of participation in the FSS Program is by households in the Family Unification Program and Veterans Affairs Supportive Housing Program.</li> </ul>
<p><b>B.7</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <b>The Resident Advisory Board made no comments or recommendations.</b></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

# Orange County Housing Authority

## ADMINISTRATIVE PLAN SUBSTANTIAL REVISIONS FOR 2020

### Summary of Substantial Revisions by Chapter:

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1. Overview of the Program and Plan
  - No substantial changes
2. Fair Housing and Equal Opportunity
  - No substantial changes
3. Eligibility
  - Added “in the instance OCHA opens its waiting list only to applicants who qualify for one or more OCHA preferences, if OCHA determines the applicant does not qualify for the preference, the applicant will be made ineligible”.
4. Applications, Waiting List, and Tenant Selection
  - Added “as permitted by HUD Notice PIH-2012-34, based on local housing needs and priorities, OCHA may open its waiting list only to applicants who qualify for one or more OCHA preferences”.
  - Added “when the application period ends, if less than 12,000 applications are received, all applications will be placed on the waiting list. If more than 12,000 applications are received (which is the number of applications OCHA reasonably anticipates can be addressed within a three (3) year period), OCHA’s housing software will perform a random selection (lottery) to determine which 12,000 applications will be placed on the waiting list. Those not randomly selected will not be placed on the waiting list. Applicants who have been chosen by random selection (lottery) will be placed on the waiting list according to any preference(s) for which they claim on the pre-application, and then by random selection (lottery) number placement within the preference category. The results of either of the aforementioned random selections are not subject to appeal”.
  - Added “provisions for closing the waiting list will be provided via public notice when reopening of the waiting list is announced”.
  - Removed “OCHA will close the waiting list when the estimated waiting period for housing assistance for applicants on the list reaches 24 months or more for the most current applicants”.
  - Added “Mainstream Voucher Program (MVP) - HUD allocated funding to provide Housing Choice Voucher tenant-based rental assistance for qualifying non-elderly persons with disabilities. Participants are admitted under targeted funding provisions and must meet applicable verification and eligibility requirements”.
  - Revised “up to 100 homeless persons and families and/or other persons with special needs, who require supportive services that will be **assisted** in units designated for project-based Vouchers. These Vouchers will be dedicated to the property for **up to 20** years”.

5. Briefings and Voucher Issuance
  - No substantial changes
6. Income and Subsidy Determinations
  - No substantial changes
7. Verification
  - No substantial changes
8. Housing Quality Standards and Rent Reasonableness Determinations
  - Removed “mold” from the list of “life threatening conditions”.
  - Revised “inspections conducted in OCHA’s jurisdiction for the other Housing Authorities (Anaheim, Garden Grove **and Santa Ana**) that have entered into a Mobility Agreement in Orange County”.
9. General Leasing Policies
  - No substantial changes
10. Moving with Continued Assistance and Portability
  - No substantial changes
11. Re-Examinations
  - No substantial changes
12. Termination of Assistance and Tenancy
  - No substantial changes
13. Owners
  - No substantial changes
14. Program Integrity
  - No substantial changes
15. Special Housing Types
  - No substantial changes
16. Program Administration
  - No substantial changes
17. Project-Based Vouchers
  - Added “and/or another qualified person or entity” throughout chapter.
  - Revised “OCHA will enter into a HAP contract with an owner for an initial term of no less than one year and no more than **20** years. The term of all PBV HAP contracts will be negotiated with the owner on a case-by-case basis. At any time before expiration of the HAP contract, OCHA may extend the term of the contract for an additional term of up to **20** years if OCHA determines an extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities”.
  - Added “for Permanent Supportive Housing projects, OCHA may issue project-based vouchers based on referrals from the Orange County Coordinated Entry System (CES). If OCHA chooses to accept referrals from CES, OCHA will connect applicants who are listed on the tenant-based waiting list to the appropriate party for placement on the CES list”.

- Added “OCHA may allow a family that initially qualified for occupancy of the excepted unit based on elderly or disabled family status to continue to reside in a unit, where through circumstances beyond the control of the family, as determined by OCHA the elderly or disabled family member no longer resides in the unit. Once the family vacates the unit, in order to continue as an excepted unit under the HAP contract, the unit must be made available to and occupied by a qualifying family”.
- Added “if an assisted family moves out of the unit, the owner may keep the housing assistance payment for the calendar month when the family moves out. However, the owner may not keep the payment if OCHA determines the vacancy is the owner’s fault. If OCHA determines that the owner is responsible for a vacancy and, as a result, is not entitled to keep the housing assistance payment, OCHA will notify the owner of the amount of the housing assistance payments that must be repaid. OCHA will require the owner to repay the amount owed in accordance with the policies in 16-IV.B. HUD regulations allow vacancy payments to be made at the discretion of the PHA. Effective (insert date Admin Plan is to be approved), OCHA will not enter into any new HAP contracts that include payments to the owner for vacancy losses”.

#### 18. Family Self Sufficiency Program

- No substantial changes

#### 19. Family Unification Program

- Revised “youths 18 to **24** years old who left foster care at age 16 or older and lack adequate housing”.
- Revised “assistance to FUP youths is limited to **36** months”.

#### 20. HCV Assistance for Non-Elderly Disabled Persons (NED)

- Removed “21 I.I. Program Administration” section

#### 21. Veterans Affairs Supportive Housing

- Revised “after referred applicants are processed for HCV eligibility the applicant will be scheduled for a briefing which will contain the same information as distributed during a scheduled HCV briefing”.

#### 22. Mainstream Voucher Program

- Added chapter

	Project Name/Type	City	Developer	Total # of Units	MHSA Units	Voucher Type & Bdr Size	Target Population	HAP Effective Date/ Number Leased	Board Approved Date
<b>PROJECTS UNDER CONSTRUCTION (AHAP Executed)</b>									
	<b>Salerno at Cypress Village</b> (Formerly Cypress Village)	Irvine	Chelsea Investment Corporation	80	n/a	<b>Total 25 units</b> 11 - 1 Bedroom VASH 4 - 3 Bedroom VASH 10 - 3 Bedroom HCV Homeless	Veterans/ Families	Construction Completed 12/28/2020	12/18/2018
	<b>Buena Esperanza</b> (formerly Jamboree PSH)	Anaheim	Jamboree Housing Corporation	70	35*	<b>Total 69 units</b> 20 - Studio VASH *35 MHSA and 14 HCV PBV are issued by Anaheim Housing Authority not OCHA	Veterans/ Families	Under Construction - Estimated Completion 05/2021	8/13/2019
	<b>Westminster Crossing</b>	Westminster	Meta Housing Corporation	65	20	<b>Total 20 HCV units</b> 20 - 1 Bedroom Homeless	Homeless	Under Construction - Estimated Completion 08/2021	2/26/2019
	<b>Altrudy Senior Apts</b>	Yorba Linda	Orange Hsg Dev Corp/C&C Dev Co, LLC	48	8	<b>Total 8 HCV units</b> 8 - 1 Bedroom	Seniors	Under Construction - Estimated Completion 10/2021	6/25/2019
	<b>Ascent</b> (formerly Airport Inn)	Buena Park	Jamboree Housing Corporation	58	28	<b>Total 57 HCV units</b> 57 - Studio	Homeless	Under Construction - Estimated Completion 12/2021	2/25/2020
	<b>Fountain Valley Housing</b>	Fountain Valley	The Related Companies of CA LLC	50	n/a	<b>Total 8 VASH units</b> 8 - 1 Bedroom	Veterans	Pending - Estimated Completion 2/2022	6/25/2019
	<b>The Groves</b>	San Juan Capistrano	C&C Development	75	8	<b>Total 8 HCV units</b> 8 - 1 Bedroom	Seniors	Pending - Estimated Completion 04/2022	11/5/2019

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PENDING PROJECTS (Board Approved)									
	<b>The Crossroads at Washington</b>	Santa Ana	The Related Companies of CA LLC	86	n/a	<b>Total 43 HCV units</b> 16 - Studios 26 - 1 Bedrooms 12 - Bedroom	Families	Pending	2/25/2020
Photo Pending	<b>Casa Paloma(15162 Jackson Street)</b>	Midway City	American Family Housing	49	24	<b>Total 48 HCV units</b> 48 - Studio	Homeless/ MHSA	Pending	6/23/2020
Photo Pending	<b>Mountain View</b>	Lake Forest	National Core	71	n/a	<b>Total 12 HCV units</b> 12 - 1 Bedrooms	Special Needs	Pending	8/25/2020
Photo Pending	<b>Orchard View</b>	Buena Park	National Core	66	n/a	<b>Total 8 HCV units</b>	Seniors	Pending	12/15/2020
Photo Pending	<b>Santa Angelina</b>	Placentia	National Core	65	n/a	<b>Total 21 HCV units</b>	Seniors	Pending	1/12/2021
Photo Pending	<b>The Salvation Army Anaheim Center of Hope</b>	Anaheim	The Salvation Army	72	16	<b>Total 16 HCV units</b>	Homeless/ MHSA	Pending	1/12/2021
Photo Pending	<b>Cartwright Family Apartments</b>	Irvine	C&C Development	60	n/a	<b>Total 8 HCV units</b>	Families	Pending	1/12/2021
Photo Pending	<b>Villa St. Joseph</b>	Orange	Mercy Housing California	50	18	<b>Total 18 HCV units</b>	Seniors	Pending	1/12/2021
Photo Pending	<b>Huntington Beach Senior Housing</b>	Huntington Beach	Jamboree Housing Corporation	43	n/a	<b>Total 33 HCV units</b>	Seniors	Pending	1/12/2021
Photo Pending	<b>Orange Corporate Yard</b>	Orange	Orange Hsg Dev Corp/C&C Dev Co, LLC	62	n/a	<b>Total 8 HCV units</b>	Families	Pending	1/12/2021