

<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  <b>As approved by HUD 7-22-2020</b>	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.

<b>A.</b>	<b>PHA Information.</b>			
A.1	PHA Name: <u>Orange County Housing Authority (OCHA)</u>			PHA Code: <u>CA094</u>
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>11,124</u>			
	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	<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;"> <b>All Information pertaining to the Annual Public Housing Agency (PHA) Plan is located at:</b>  <a href="http://www.ochousing.org/docs">www.ochousing.org/docs</a> or  <b>Orange County Housing Authority</b>  <b>1501 E. St. Andrew Place</b>  <b>Santa Ana, CA 92705</b> </p>			
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)			
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>
	Lead HA:			<b>No. of Units in Each Program</b>

<b>B.</b>	<b>Annual Plan.</b>														
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>OCHA has not made any revisions to its policies since its last Annual PHA Plan submission. However, OCHA is proposing policy changes, which will be presented to the Orange County Board of Commissioners for consideration in the coming months. Following adoption of the revised policies, the revisions will be documented in OCHA's Annual PHA Plan for Fiscal Year beginning 07/2021.</p> <p>The financial resources anticipated to be available include:</p> <table> <tr> <td>• Annual Contributions for HCV Program:</td> <td>\$137,823,732</td> </tr> <tr> <td>• Family Self-Sufficiency Program Coordinators:</td> <td>\$288,000</td> </tr> <tr> <td>• Mainstream Voucher Program:</td> <td>\$530,866</td> </tr> <tr> <td>• Family Unification Program:</td> <td><u>\$754,282</u></td> </tr> <tr> <td><b><u>TOTAL:</u></b></td> <td><b>\$139,396,880</b></td> </tr> </table>					• Annual Contributions for HCV Program:	\$137,823,732	• Family Self-Sufficiency Program Coordinators:	\$288,000	• Mainstream Voucher Program:	\$530,866	• Family Unification Program:	<u>\$754,282</u>	<b><u>TOTAL:</u></b>	<b>\$139,396,880</b>
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<b><u>TOTAL:</u></b>	<b>\$139,396,880</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 (seen below), and will continue into the next reporting period, in response to Notices of Funding Availability, there are additional projects under review. Further, as opportunities become available and upon notification to the United States Department of Housing and Urban Development (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 contributed to the achievement of the goals OCHA set-forth in Section 5.2 of the 5-Year Plan.

Project Name	Number of Vouchers	Status
Placentia Veterans Village	49	Under construction
Della Rosa	25	Under construction
Salerno at Cypress Village	25	Under construction
Westminster Crossing	20	Under construction
Jamboree PSH	20	In progress of funding
Altrudy Senior Apartments	8	In progress of funding
Fountain Valley Housing	8	In progress of funding
The Groves	8	In progress of funding
The Crossroads at Washington*	43	In progress of funding
Airport Inn*	30	In progress of funding

\*Subject to Board approval on February 25, 2020

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

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

Y N N/A

(b) If yes, please describe:

**B.4 Civil Rights Certification**

[Form HUD-50077](#), PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**B.5 Certification by State or Local Officials.**

[Form HUD 50077-SL](#), Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**B.6 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

**Goal #1 Apply for Additional Funding to Expand the Supply of Affordable Housing**

- In partnership with the Orange County Health Care Agency, OCHA applied for and received additional funding to administer the Mainstream Voucher Program. With this additional Mainstream Voucher Program award, OCHA will provide rental assistance payments for 33 non-elderly disabled households experiencing homelessness.
- In partnership with the Orange County Social Services Agency and Continuum of Care, OCHA applied for 75 Family Unification Program (FUP) vouchers. If awarded, the additional funding requested will provide rental assistance payments for households reunifying with children or for youth households exiting foster care.

**Goal #2 Explore Use of Project Based Vouchers**

- Della Rosa – Groundbreaking on 25 project-based units of new construction, which will serve homeless households.
- Salerno at Cypress Village – Groundbreaking on 25 project-based units of new construction, which will serve families, veterans and/or developmentally disabled households.
- Westminster Crossing - Groundbreaking on 20 project-based units of new construction, which will serve households with special needs and experiencing homelessness.

**Goal #3 Maintain High Performer Section Eight Management Assessment Program Certification Status**

- HUD certified OCHA as a high performing housing authority for the thirteenth consecutive year.

**Goal #4 Promote Self Sufficiency**

- OCHA applied for renewal of its FSS Coordinator funding and was awarded \$288,000.
- OCHA continued participating in the national study of the Family Self Sufficiency (FSS) Program conducted by MDRC and is in discussion about potential resumption of participation into 2021.
- OCHA graduated four (4) households from the FSS Program and disbursed more than \$21,000 to said households. One (1) of the graduate households left the Housing Choice Voucher Program and moved to unsubsidized housing.
- Participation in OCHA's FSS Program is 55% higher than mandated by HUD.
- 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.
- Approximately 20% of participation in the FSS Program is by households in the FUP and VASH programs.
- OCHA maintains 200 Housing Choice Voucher households participating in the FSS Program.

Goal #5 Expand Housing Choice

- OCHA hosted and participated in owner outreach events, attended industry trade shows, and furthered marketing of Housing Choice Voucher Program participation via its website.
- Using local funds, OCHA has contracted with Orange County United Way to administer the Landlord Incentive Program. The program engages private market landlords, provides funds to incentivize participation, and facilitates placement of OCHA Housing Choice Voucher participants into permanent housing.
- In collaboration with three local housing authorities, OCHA is party to a Memorandum of Agreement (MOA), which fosters interjurisdictional mobility and eliminates complex portability procedures for those moving from one local jurisdiction to another.
- OCHA maintains three (3) Payment Standards for each size Housing Choice Voucher, which addresses the significant differences in housing costs across the County. Such Payment Standards are set in a manner, which limits the number of households paying excess of 40% of their adjusted income toward rent; thereby increasing residential stability and deconcentrating poverty.
- OCHA maintains partnerships with the Orange County Health Care Agency and United Way for housing navigation services for the Mainstream Voucher and Veterans Affairs Supportive Housing programs respectively.

Goal #6 Utilize Technology to Enhance Operational Effectiveness

- Beginning with 2019, all new Housing Choice Voucher Program files are digital.
- All newly created historical records are imaged to prevent creation of physical files.
- During the update of OCHA’s waiting list, OCHA utilized imaging to record applicant responses to the update and provided applicants access to the Assistance Connect portal for immediate use to report changes that may affect their status on the waiting list.
- A contract for cloud-based housing software has been awarded. The contract is anticipated to be in place by 2021.
- Enhancements to OCHA’s website have been made to encourage owner participation in OCHA’s Housing Choice Voucher Program.

**B.7 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

The Resident Advisory Board made no comments or recommendations.

(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.

**Instructions for Preparation of Form HUD-50075-HCV  
Annual PHA Plan for HCV Only PHAs**

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**A. PHA Information.** All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

**B. Annual Plan.** All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

**B.1 Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality