

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
--	---	---

**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> <b>PHA Name:</b> <u>Housing Authority of the City of Santa Ana</u>  <b>PHA Code:</b> <u>CA093</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3,026</u>  <b>PHA Plan Submission Type:</b> <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> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)         </p> <table border="1" data-bbox="164 1381 1453 1892"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>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> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></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:																													
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																																
Lead HA:																																				

<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 type="checkbox"/> <input checked="" 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>
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(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.</p> <p>The Housing Authority of the City of Santa Ana (SAHA) plans to:</p> <ol style="list-style-type: none"> <li>1) Enter into an Agreement to Enter into a Housing Assistance Payments Contract for three (3) project-based vouchers in a 17-unit new construction project called FX Residences. FX Residences involves the new construction of an affordable multifamily apartment complex consisting of 16 units of permanent supportive housing, and one (1) manager's unit. The location of the project is at 801, 809, 809 ½ East Santa Ana Boulevard.</li> <li>2) Enter into an Agreement to Enter into a Housing Assistance Payments Contract for seven (7) project-based vouchers in a 86-unit new construction project called Crossroads at Washington. The Crossroads at Washington project involves the new construction of a 100% affordable multifamily apartment complex consisting of 85 units of rental housing and one (1) manager's unit. All units will be affordable to households earning less than 30% AMI of which 43 units will be set-aside for permanent supportive housing. The location of the project is at 1126 and 1146 E. Washington Ave.</li> <li>3) Enter into a Housing Assistance Payments Contract for eighty-nine (89) project-based vouchers in a 89-unit motel rehabilitation project called North Harbor Village. The North Harbor Village project involves the acquisition and rehabilitation of a former motel yielding 89 units of permanent supportive housing. The project will have eight-nine (89) PBVs consisting of 34 HUD-VASH PBVs and 55 non HUD-VASH PBVs. The location of the project is at 1108 N. Harbor Blvd.</li> <li>4) Enter into a Housing Assistance Payments Contract for eight (8) project-based vouchers in a 93-unit new construction project called Legacy Square. The Legacy Project involves the new construction of a 100% affordable multifamily apartment complex consisting of 92 units of rental housing and one (1) manager's unit. All units will be affordable to households earning less than 60% AMI of which 33 units will be set-aside for permanent supportive housing. The location of the project is at 609 North Spurgeon Street.</li> <li>5) Commit 25 project-based vouchers to one or more projects for the development of new affordable housing opportunities.</li> </ol> <p>The projects above are consistent with the PHA Plan because each project will the most vulnerable members of the community with affordable and permanent supportive housing opportunities. Relative to issuing tenant-based vouchers, project-basing vouchers allows vulnerable families at 30% AMI or people experiencing homelessness to move into a unit directly instead of searching and competing for a unit in the private market. It is more efficient and effective to serve extremely low-income families and people experiencing homelessness through project-basing because: 1) the family does not have to compete in the private market for a limited number of vacant units; 2) wrap-around supportive services are provided on-site for people experiencing homelessness with an economy of scale for on-site service providers; and 3) new affordable housing opportunities are created when project-based vouchers are leveraged with other sources of financing.</p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N   N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

B.4	<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>
B.5	<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>
B.6	<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: Fully utilize all funding provided by HUD and apply for additional funding to serve the most vulnerable members of our community.</b></p> <p><b>Objective # 1:</b> Utilize 100% of the Annual Budget Authority provided by HUD for each CY.</p> <ul style="list-style-type: none"> <li>SAHA utilized 100.4% of our Annual Budget Authority from HUD for CY 2021.</li> </ul> <p><b>Objective # 2:</b> Apply for new funding opportunities for additional vouchers.</p> <ul style="list-style-type: none"> <li>In June 2021, SAHA received an award of eighty-nine (89) new Emergency Housing Vouchers awarded under PIH Notice 2021-15.</li> </ul> <p><b>Goal # 2: Expand participation in the Family Self-Sufficiency Program for families to use as a platform to obtain self-sufficiency and independence from our assistance.</b></p> <p><b>Objective # 1:</b> Expand the number of active participants in the Family Self-Sufficiency Program.</p> <ul style="list-style-type: none"> <li>The number of active participants in the Family Self-Sufficiency Program decreased from 122 families enrolled to 106. The COVID-19 pandemic impacted our capacity and ability to outreach to new participants. However, the number of mandatory slots for SAHA decreased by one (1) from 60 to 59 total mandatory slots. The percent of families enrolled over mandatory slots is equal to 180% and 78% of families have an escrow account balance in the program.</li> <li>SAHA continued sending a monthly electronic Family Self-Sufficiency Program newsletters to our participants who have provided us with their e-mail addresses. Each newsletter features a Story of Success for a family who is participating in the program. In addition, SAHA also provided an annual calendar to all of our participants with a Story of Success for each month.</li> </ul> <p><b>Objective # 2:</b> Assist Family Self-Sufficiency Program participants to become self-sufficient and graduate from the program.</p> <ul style="list-style-type: none"> <li>During this Fiscal year, one (1) participant graduated from the Family Self-Sufficiency Program.</li> </ul> <p><b>Goal # 3: Ensure the accuracy, integrity and compliance of all voucher program operations.</b></p> <p><b>Objective # 1:</b> Retain High Performer SEMAP status.</p> <ul style="list-style-type: none"> <li>SAHA was certified as a High Performer for FY 20-21. SAHA audited a total of 273 files under SEMAP Indicator # 3, even though the minimum sample size required by HUD was only 35 files. For SEMAP Indicator # 5, SAHA conducted a total of 46 quality control inspections even though the minimum sample size required by HUD was only 34 quality control inspections.</li> </ul> <p><b>Goal # 4: Increase assisted housing choices by providing quality customer service to existing landlords and conducting outreach to new landlords.</b></p> <p><b>Objective # 1:</b> Communicate on a regular basis with active landlords by providing information on key program updates.</p> <ul style="list-style-type: none"> <li>During this Fiscal Year SAHA e-mailed a newsletter in December and January.</li> </ul> <p><b>Objective # 2:</b> Maintain active participation in the Orange County Apartment Association and attend local events to promote participation in the program.</p> <ul style="list-style-type: none"> <li>SAHA renewed our membership with the Orange County Apartment Association. Local events were cancelled due to the COVID-19 pandemic.</li> </ul> <p><b>Goal # 5: Provide equal opportunity, affirmatively further fair housing and provide regular training on fair housing for staff, owners and participants.</b></p> <p><b>Objective # 1:</b> Provide an annual mandatory training for all Housing Authority staff.</p> <ul style="list-style-type: none"> <li>On August 27, 2021, SAHA held an annual Fair Housing Training for all Housing Division employees. This annual training is required for all employees.</li> </ul> <p><b>Objective # 2:</b> Provide information on fair housing to owners and participants.</p> <ul style="list-style-type: none"> <li>SAHA provided information on fair housing to owners and participants.</li> </ul> <p><b>Goal # 6: Provide information on the Violence Against Women Act (VAWA) of 2013 to active participants and owners to ensure protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.</b></p> <ul style="list-style-type: none"> <li>SAHA provided information on VAWA to all program applicants, participants and landlords.</li> </ul>

<b>B.7</b>	<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  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) 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> <p>Three Resident Advisory Board meetings were held on February 7, 2022. The meetings were conducted in three languages: English, Spanish, and Vietnamese. All active participants were mailed an invitation to participate on the Resident Advisory Board and the Board members who attended provided input for the development of the Annual Plan. Please see attachment for RAB Comments.</p> <p>SAHA also released a survey for all of HCV participants. The survey was mailed to all active HCV participants with a link to the survey.</p> <p>Staff analyzed all of the recommendations from the Resident Advisory Board and survey responses by: 1) considering the feasibility of each recommendation; 2) discussing as a team the opportunity for SAHA to implement each recommendation; and 3) making a determination on which recommendation(s) could be implemented or considered for future implementation. All of the recommendations were taken into consideration by the Housing Authority.</p>
------------	---

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

### 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)

---

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



The Housing Authority of the City of Santa Ana invites you to participate in a group discussion with our staff and other program participants. We want your input and feedback to help us develop our Annual Plan. Discussion topics include: housing needs; tenant eligibility, selection and admissions; housing authority financial resources; rent determination policies and Payment Standards; PHA grievance procedures; family self-sufficiency; and other important issues pertaining to the management and administration of our community's program.

---

**MEETING DATE AND TIMES ARE:**

**MONDAY, FEBRUARY 7, 2022**  
**2:00PM - 3:00PM VIETNAMESE**  
**3:00PM - 4:00PM SPANISH**  
**4:00PM - 5:00PM ENGLISH**  
**MEETINGS WILL BE CONDUCTED VIA ZOOM.**

**IF YOU WOULD LIKE TO PARTICIPATE IN THIS MEETING, PLEASE RSVP BY CALLING (714) 667-2269 NO LATER THAN TUESDAY, FEBRUARY 1, 2022. WE WILL SEND YOU A ZOOM LINK FOR THE MEETING UPON YOUR RESERVATION.**



La Autoridad de Vivienda de la Ciudad de Santa Ana le invita a participar en una discusión de grupo con nuestro personal y otros participantes en el programa. Queremos su opinión y comentarios para ayudarnos a desarrollar nuestro Plan Anual. Los temas de discusión incluyen: necesidades de vivienda; elegibilidad de arrendatario, selección y admisión; recursos financieros de la autoridad de vivienda; políticas de determinación y normas de pago; procedimientos de queja PHA; la autosuficiencia de la familia; y otros temas importantes relacionados con la gestión y administración del programa de nuestra comunidad.

---

**FECHA Y LUGAR DE REUNION:**

**lunes, 7 de Febrero 2022**  
**3:00 PM - 4:00 PM**  
**AUTORIDAD DE VIVIENDA DE LA CIUDAD DE SANTA ANA**  
**Reunión se llevara acabo por Zoom**

**SI DESEA PARTICIPAR EN ESTA REUNIÓN, FAVOR DE CONFIRMAR SU ASISTENCIA LLAMANDO AL (714) 667-2269 A MAS TARDAR EL Martes, 1 de Febrero 2022.**  
**Le enviaremos el enlace de zoom para la reunión al momento de su reserva.**





The Housing Authority of the City of Santa Ana invites you to participate in a group discussion with our staff and other program participants. We want your input and feedback to help us develop our Annual Plan. Discussion topics include: housing needs; tenant eligibility, selection and admissions; housing authority financial resources; rent determination policies and Payment Standards; PHA grievance procedures; family self-sufficiency; and other important issues pertaining to the management and administration of our community's program.

---

**MEETING DATE AND TIMES ARE:**

MONDAY, FEBRUARY 7, 2022

2:00PM - 3:00PM VIETNAMESE

3:00PM - 4:00PM SPANISH

4:00PM - 5:00PM ENGLISH

MEETINGS WILL BE CONDUCTED VIA ZOOM.

**IF YOU WOULD LIKE TO PARTICIPATE IN THIS MEETING, PLEASE RSVP BY CALLING (714) 667-2269 NO LATER THAN TUESDAY, FEBRUARY 1, 2022. WE WILL SEND YOU A ZOOM LINK FOR THE MEETING UPON YOUR RESERVATION.**



Cơ Quan Trợ Cấp Gia Cư Thành Phố Santa Ana kính mời quý vị tham dự một buổi hội thảo với nhân viên của cơ quan cùng những thành viên khác hiện trong chương trình. Xin quý vị hãy góp ý và hồi báo để giúp tu chỉnh kế hoạch hằng năm của cơ quan. Những chủ đề thảo luận bao gồm: nhu cầu nhà ở; sự lựa chọn, những điều kiện và sự đầu nhận vào chương trình; nguồn tài chính của chương trình trợ cấp gia cư; những qui luật dùng để định giá tiền thuê và những tiêu chuẩn dùng để tính tiền nhà; những thủ tục khiếu nại của cơ quan gia cư; chương trình gia đình tự túc; và những vấn đề quan trọng khác liên quan đến sự quản lý và cách điều hành của chương trình trong cộng đồng.

---

**Ngày và Giờ Họp:**

THỨ HAI, NGÀY 7, THÁNG 2, 2022

TỪ 2:00 ĐẾN 3:00 GIỜ CHIỀU

CÁC CUỘC HỌP SẼ ĐƯỢC TỔ CHỨC QUA ZOOM

NẾU QUÍ VỊ MUỐN THAM GIA CUỘC HỌP NÀY, VUI LÒNG GỌI SỐ (714) 667-2269 TRƯỚC THỨ BA, NGÀY 1, THÁNG 2, 2022 ĐỂ GIỮ CHỖ. CHÚNG TÔI SẼ GỬI CHO QUÍ VỊ MỘT LIÊN KẾT ZOOM CHO CUỘC HỌP SAU KHI QUÍ VỊ NGHI DANH.



**CITY OF SANTA ANA**  
**SANTA ANA HOUSING AUTHORITY**  
 20 Civic Center Plaza • P.O. Box 22030  
 Santa Ana, California 92702  
 (714) 667-2200  
[www.santa-ana.org](http://www.santa-ana.org)

**Resident Advisory Board Meeting Agenda**  
**February 7, 2022**

---

- I. Welcome and Introductions**
- II. Explanation of the Purpose and Function of the Resident Advisory Board (24 CFR 903.13)**
- III. Explanation of the Housing Authority Annual Plan (24 CFR 903.3)**
  - a. Explanation of the Housing Choice Voucher Program Administrative Plan Update and how it relates to the Annual Plan**

**Recommendations by the Resident Advisory Board on Items in the Santa Ana Housing Authority Annual Plan: (24 CFR 903.7)**

- b. Housing Needs and Strategy for Addressing Housing Needs**

---



---



---



---

- c. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures**

---



---



---



---



d. Rent Determination Policies

---

---

---

---

e. Operation and Management

---

---

---

---

f. Grievance Procedures

---

---

---

---

g. Housing Plus Program

---

---

---

---

h. Progress in Meeting Mission and Goals

---

---

---

---

i. Other Recommendations Not Listed Above

---

---

---

---

---

---



**CITY OF SANTA ANA**  
**SANTA ANA HOUSING AUTHORITY**  
 20 Civic Center Plaza • P.O. Box 22030  
 Santa Ana, California 92702  
 (714) 667-2200  
[www.santa-ana.org](http://www.santa-ana.org)

**Resident Advisory Board Meeting Agenda**  
**February 7, 2022**

---

- I. Welcome and Introductions**
- II. Explanation of the Purpose and Function of the Resident Advisory Board (24 CFR 903.13)**
- III. Explanation of the Housing Authority Annual Plan (24 CFR 903.3)**
  - a. Explanation of the Housing Choice Voucher Program Administrative Plan Update and how it relates to the Annual Plan**

**Recommendations by the Resident Advisory Board on Items in the Santa Ana Housing Authority Annual Plan: (24 CFR 903.7)**

- b. Housing Needs and Strategy for Addressing Housing Needs**  
 (Necesidades de vivienda y estrategia para mitigar las necesidades de vivienda)

---



---



---



---

- c. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures**  
 (Políticas de elegibilidad, selección y admisión, incluidos los procedimientos de desconcentración y lista de espera)

---



---

---

---

d. Rent Determination Policies  
(Políticas de determinación de renta)

---

---

---

e. Operation and Management  
(Operación y Administración)

---

---

---

f. Grievance Procedures  
(Procedimientos de quejas)

---

---

---

g. Housing Plus Program  
(Programa de housing plus)

---

---

---

h. Progress in Meeting Mission and Goals  
(Progreso en el cumplimiento de la misión y los objetivos)

---

---

---

- i. Other Recommendations Not Listed Above  
(Otras recomendaciones no enumeradas arriba)

---

---

---

---

---

---



**CITY OF SANTA ANA**  
**SANTA ANA HOUSING AUTHORITY**  
 20 Civic Center Plaza • P.O. Box 22030  
 Santa Ana, California 92702  
 (714) 667-2200  
[www.santa-ana.org](http://www.santa-ana.org)

**Resident Advisory Board Meeting Agenda**  
**February 7, 2022**

---

- I. Welcome and Introductions**
- II. Explanation of the Purpose and Function of the Resident Advisory Board (24 CFR 903.13)**
- III. Explanation of the Housing Authority Annual Plan (24 CFR 903.3)**
  - a. Explanation of the Housing Choice Voucher Program Administrative Plan Update and how it relates to the Annual Plan**

**Recommendations by the Resident Advisory Board on Items in the Santa Ana Housing Authority Annual Plan: (24 CFR 903.7)**

- b. Housing Needs and Strategy for Addressing Housing Needs**

Nhu cầu nhà ở và chiến lược giải quyết những nhu cầu này

---



---



---



---

- c. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures**

Những điều kiện, và các qui luật về sự lựa chọn để được gia nhập vào chương trình, bao gồm giải tán khỏi những khu vực với nguồn lợi tức thấp và những thủ tục của danh sách chờ đợi

---



---



---

**d. Rent Determination Policies**

Qui lậ về cách xác định tiền thuê nhà

---

---

---

---

**e. Operation and Management**

Hoạt Động và Quản Lý

---

---

---

---

**f. Grievance Procedures**

Thủ tục khiếu nại

---

---

---

---

**g. Housing Plus Program**

Chương Trình Housing Plus

---

---

---

---

**h. Progress in Meeting Mission and Goals**

Sự Tiến Hành của Các Nhiệm vụ và Mục tiêu

---

---

---

---

i. Other Recommendations Not Listed Above

Những Ý Kiến khác không có nêu trên

---

---

---

---





**CITY OF SANTA ANA**  
**SANTA ANA HOUSING AUTHORITY**  
 20 Civic Center Plaza • P.O. Box 22030  
 Santa Ana, California 92702  
 (714) 667-2200  
[www.santa-ana.org](http://www.santa-ana.org)

**Resident Advisory Board Meeting Agenda**  
**February 7, 2022**

---

- I. Welcome and Introductions**
- II. Explanation of the Purpose and Function of the Resident Advisory Board (24 CFR 903.13)**
- III. Explanation of the Housing Authority Annual Plan (24 CFR 903.3)**
  - a. Explanation of the Housing Choice Voucher Program Administrative Plan Update and how it relates to the Annual Plan**

**Recommendations by the Resident Advisory Board on Items in the Santa Ana Housing Authority Annual Plan: (24 CFR 903.7)**

- b. Housing Needs and Strategy for Addressing Housing Needs**

Low vacancy. Accept any qualify unit. Look for unit with garage, washer and dryer but

---

Could not find anything due to low vacancy rate. Want HA to help search/have a housing

---

navigator similar to VASH program or have unit ready for applicants. Longer voucher time.

---
- c. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures**

online portal for waitlist status. On-boarding waitlist process is easy.

---



---



---



---

**d. Rent Determination Policies**

The current process is fair and adequate. Santa Ana should have a donation center to

help with rent. Should provide snap/food stamp. Apt should pay for trash and sewer

**e. Operation and Management**

Operation is very good. Being very supportive and available by phone

**f. Grievance Procedures**

New to the program and has not face any issue yet. Automate system, such as

Sending text messages when family violate the program rules.

**g. Housing Plus Program**

Not interested at this time.

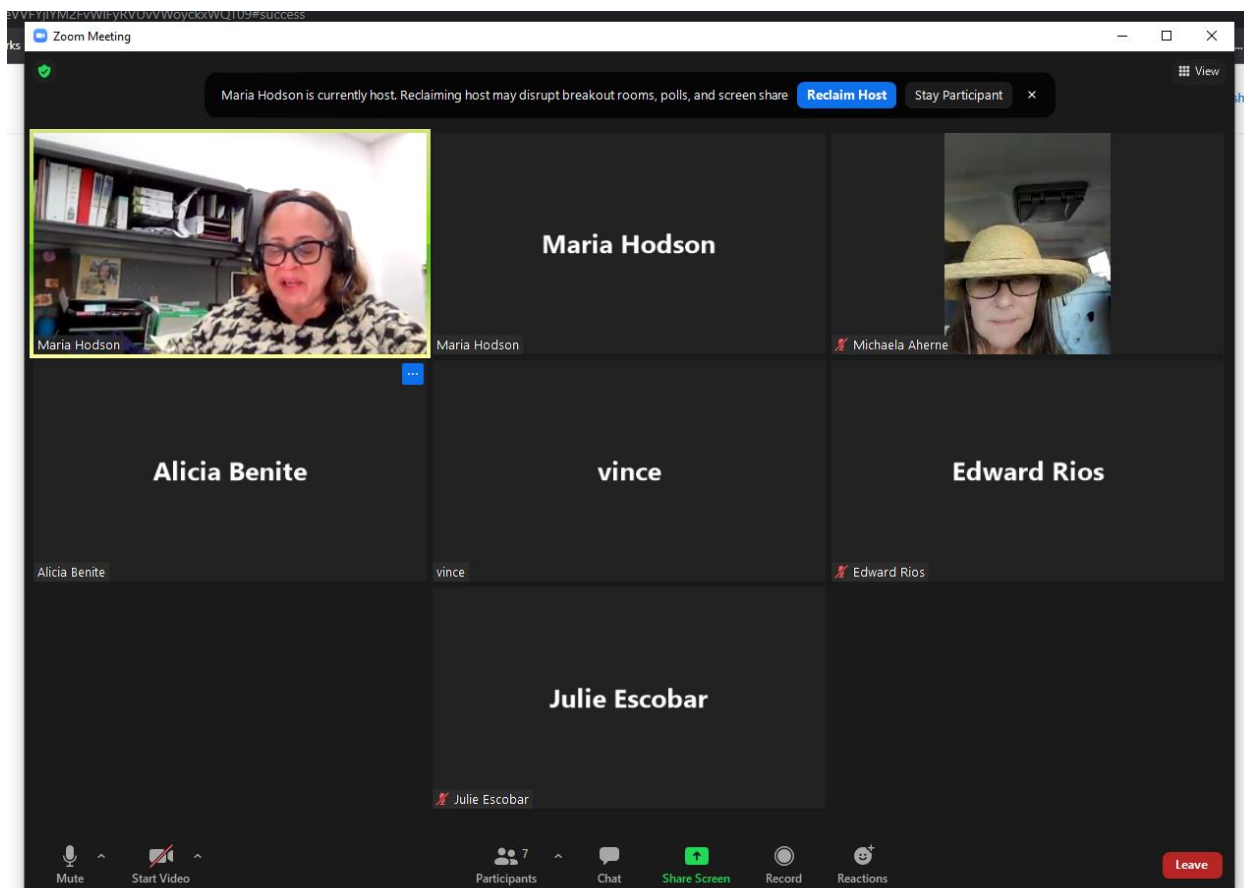
**h. Progress in Meeting Mission and Goals**

Want the payment standard to increase for the city of Orange. Want housing to build more

Unit.

**i. Other Recommendations Not Listed Above**

Want housing to house elderly temporary. Invest more in real estate and build more unit





**CITY OF SANTA ANA**  
**SANTA ANA HOUSING AUTHORITY**  
 20 Civic Center Plaza • P.O. Box 22030  
 Santa Ana, California 92702  
 (714) 667-2200  
[www.santa-ana.org](http://www.santa-ana.org)

*Gabriel*

*Richard*

*2 mo. new*

*Admission*

**Resident Advisory Board Meeting Agenda  
 February 7, 2022**

- I. Welcome and Introductions
- II. Explanation of the Purpose and Function of the Resident Advisory Board (24 CFR 903.13)
- III. Explanation of the Housing Authority Annual Plan (24 CFR 903.3)
  - a. Explanation of the Housing Choice Voucher Program Administrative Plan Update and how it relates to the Annual Plan

**Recommendations by the Resident Advisory Board on Items in the Santa Ana Housing Authority Annual Plan: (24 CFR 903.7)**

- b. Housing Needs and Strategy for Addressing Housing Needs  
 (Necesidades de vivienda y estrategia para mitigar las necesidades de vivienda)

*Waited a long time on w.l. Priorities:  
 There should be a preference based  
 on need. Also, household size.  
 Working poor assistance.*

- c. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures

(Políticas de elegibilidad, selección y admisión, incluidos los procedimientos de desconcentración y lista de espera)

*Housing should be prioritized  
 based on need.*

## d. Rent Determination Policies

(Políticas de determinación de renta)

agrees w/ process to determine rent comparables.

He is thankful for the affordable rent he is now paying and SATHA assistance

## e. Operation and Management

(Operación y Administración)

He found it challenging to be assigned to a H.S. that does not speak Spanish. also, he is not computer savvy and does not have

## f. Grievance Procedures the ability to receive email.

(Procedimientos de quejas)

Staff has limited ability to assist clients in person. again he mentioned having an assigned housing specialist that speaks their language. Has to seek assignment

## g. Housing Plus Program

assistance from relatives.

(Programa de housing plus)

Electrical & plumbing, mechanical. technical to help self sufficiency. training  
Provide guidance and available opportunities.

## h. Progress in Meeting Mission and Goals

(Progreso en el cumplimiento de la misión y los objetivos)

Provide assistance to families with humility and compassion. It is a great responsibility to serve this community.

## i. Other Recommendations Not Listed Above

(Otras recomendaciones no enumeradas arriba)

Client Waited on W.L. for 7 years.  
He is a new admission as of  
12/15/2021.

# Santa Ana Housing Authority Annual Plan



The Santa Ana Housing Authority is preparing our Annual Plan for 2022—2023 to submit to the U.S. Department of Housing and Urban Development (HUD). Housing Choice Voucher Program participants are invited to attend a Resident Advisory Board Meeting and/or complete a brief survey (see QR Code or link below) to assist and make recommendations regarding the development of the Annual Plan.

## Resident Advisory Board Meetings

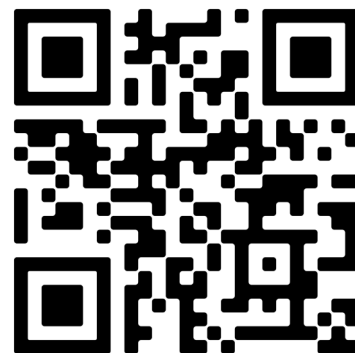
Monday, February 7th, 2022  
2:00PM — 5:00PM  
VIA ZOOM

**IF YOU WOULD LIKE TO PARTICIPATE IN THIS MEETING,  
PLEASE RSVP BY CALLING (714) 667-2269 NO LATER THAN  
TUESDAY, FEBRUARY 1, 2022. WE WILL SEND YOU A ZOOM  
LINK FOR THE MEETING UPON YOUR RESERVATION.**

## Take A Survey!

Scan the QR Code to the right  
or go to:

<https://www.surveymonkey.com/r/YCMHCMX>



SCAN ME



# Autoridad de Vivienda de Santa Ana Plan Anual



La Autoridad de Vivienda de Santa Ana está preparando el Plan Anual 2022-2023 para presentarlo al Departamento de Vivienda y Desarrollo Urbano (HUD) de EE.UU. Se invita a los participantes del programa de vales de elección de vivienda a asistir a una reunión de la Junta Directiva de Residentes y/o llenar una breve encuesta (véase el Código QR o enlace abajo) para asistir y dar recomendaciones acerca de la creación del Plan Anual.

## Reunión de la Junta Directiva de Residentes

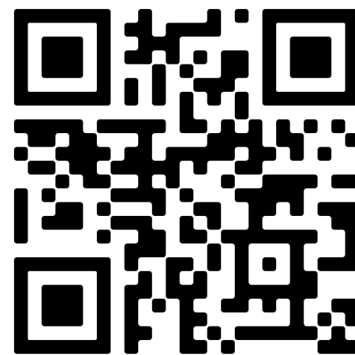
Lunes, 7 de febrero del 2022  
2:00PM a 5:00PM  
POR ZOOM

**SI DESEA PARTICIPAR EN UNA REUNIÓN, FAVOR DE  
RESERVAR AL LLAMAR AL (714) 667-2269 A MÁS TARDAR EL  
MARTES, 1º DE FEBRERO DEL 2022. LE ENVIAREMOS UN  
ENLACE DE ZOOM PARA LA JUNTA CUANDO RESERVE.**

**¡Tome una encuesta!**

Use el Código QR a la derecha  
o visite:

[https://www.surveymonkey.com/r/  
YCMHCMX](https://www.surveymonkey.com/r/YCMHCMX)



SCAN ME



## Cơ Quan Nhà ở Santa Ana Kế hoạch hàng năm

Cơ quan nhà ở Santa Ana đang chuẩn bị Kế hoạch hàng năm cho năm 2022-2023 để đệ trình lên Bộ Nhà ở và Phát triển Đô thị Hoa Kỳ (HUD). Người tham gia Chương trình Phiếu Lựa Chọn Nhà ở được mời tham gia Cuộc họp Hội đồng Cố vấn Gia cư và/hoặc hoàn thành một cuộc khảo sát ngắn (xem Mã QR hoặc liên kết bên dưới) để hỗ trợ và đưa ra các đề nghị liên quan đến việc phát triển Kế hoạch hàng năm.

### Cuộc họp của Hội đồng Cố vấn Gia cư

Thứ Hai, ngày 7 tháng 2, 2022  
2:00 chiều - 5:00 chiều  
QUA ZOOM

***NẾU QUÝ VỊ MUỐN THAM GIA CUỘC HỌP, VUI LÒNG GỌI (714) 667  
-2269 MUỘN NHẤT VÀO THỨ BA, NGÀY 1 THÁNG HAI, 2022.  
CHÚNG TÔI SẼ GỬI CHO QUÝ VỊ MỘT LIÊN KẾT ĐẾN CUỘC HỌP  
QUA ZOOM KHI QUÝ VỊ ĐĂNG KÝ.***

**Hãy tham gia khảo sát!**

**Sử dụng mã QR ở bên phải**

**hoặc truy cập:**

**[https://www.surveymonkey.com/r/  
YCMHCMX](https://www.surveymonkey.com/r/YCMHCMX)**



## **Santa Ana Housing Authority Annual Plan Survey - 2022-2023**

**The Santa Ana Housing Authority is preparing our Annual Plan for 2022-2023 to submit to the U.S. Department of Housing and Urban Development (HUD). Your response to this survey will assist us with your recommendations regarding the development of the Annual Plan on your behalf.**

\* 1. What are your housing needs and what would you rank as your top three housing needs?

\* 2. What recommendations do you have to more effectively address your housing needs?

0 of 10 answered

\* 3. As the largest housing assistance provider in our community, what do you think the Santa Ana Housing Authority should do to address the housing needs in our community?

\* 4. What recommendations do you have to change or improve our Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures?

\* 5. What recommendations do you have to change or improve our Rent Determination Policies?

\* 6. What recommendations do you have to change or improve our Operation and Management?

0 of 10 answered

Family Self-Sufficiency Program)?

\* 8. What recommendations do you have to encourage more assisted-families to use our assistance as a platform to obtain self-sufficiency?

\* 9. How can we improve our progress to fulfill our mission and goals?

\* 10. Do you have any other recommendations to improve our program and services for you, our landlords, and our community?

DONE

0 of 10 answered



See how easy it is to [create a survey](#).

[Privacy & Cookie Notice](#)

0 of 10 answered