

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.															
A.1	<p>PHA Name: _____ Housing Authority of the City of Glendale _____ PHA Code: ___ CA114 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. 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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>City of Glendale, Community Development Department, Housing Counter 141 North Glendale Ave, Room 202 Glendale, Ca 91206</p> <p>City of Glendale Libraries at the following locations:</p> <table border="0"> <tr> <td>Downtown Central Library 222 E Harvard St Glendale, CA 91205</td> <td>Brand Library & Art Center 1601 W Mountain St Glendale, CA 91201</td> <td>Casa Verdugo Library 1151 N Brand Blvd Glendale, CA 91202</td> </tr> <tr> <td>Chevy Chase Library 3301 E Chevy Chase Dr Glendale, CA 91206</td> <td>Grandview Library 1535 Fifth Street Glendale, CA 91201</td> <td>Montrose Library 2465 Honolulu Ave Glendale, CA 91020</td> </tr> <tr> <td>Pacific Park Library 501 S Pacific Ave Glendale, Ca 91204</td> <td></td> <td></td> </tr> </table> <p>City of Glendale Recreation Centers at the following locations:</p> <table border="0"> <tr> <td>Adult Recreation Center 201 E Colorado Glendale, CA 91205</td> <td>Pacific Community Center & Park 501 S Pacific Ave Glendale, CA 91204</td> <td>Sparr Heights Community Center 1613 Glencoe Way Glendale, CA 91208</td> </tr> <tr> <td>Maple Park Community Center 820 E Maple St Glendale, Ca 91205</td> <td></td> <td></td> </tr> </table> <p>Housing Website: http://www.glendaleca.gov/government/departments/community-development/housing/plans-reports-and-loan-forms</p>	Downtown Central Library 222 E Harvard St Glendale, CA 91205	Brand Library & Art Center 1601 W Mountain St Glendale, CA 91201	Casa Verdugo Library 1151 N Brand Blvd Glendale, CA 91202	Chevy Chase Library 3301 E Chevy Chase Dr Glendale, CA 91206	Grandview Library 1535 Fifth Street Glendale, CA 91201	Montrose Library 2465 Honolulu Ave Glendale, CA 91020	Pacific Park Library 501 S Pacific Ave Glendale, Ca 91204			Adult Recreation Center 201 E Colorado Glendale, CA 91205	Pacific Community Center & Park 501 S Pacific Ave Glendale, CA 91204	Sparr Heights Community Center 1613 Glencoe Way Glendale, CA 91208	Maple Park Community Center 820 E Maple St Glendale, Ca 91205		
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<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Not Applicable					
B. 5-Year Plan. Required for <u>all</u> PHAs completing this form.					
B.1	<p>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.</p> <p>The mission of the Housing Authority of the City of Glendale is to provide safe, decent, and sanitary affordable housing and services to persons of low, very low and extremely low income families by ensuring that all neighborhoods in the City are quality, livable places that are free from blight, where residents feel safe and can access resources and services which enhance their ability to support themselves, their families and community.</p>				

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

- 1) Continue to develop and maintain a good working relationship with other PHAs so that families and property owners can benefit through the portability process of the Housing Choice Voucher Program. Our agency is unique in the high amount of incoming portable vouchers leasing in our agency.
 - a. Perform monthly and timely reconciliation for Housing Assistance Payments;
 - b. Establish a single port contact person to ensure easy coordination;
 - c. Continue membership in professional organizations that allow for interactions and coordination with other local agencies.
- 2) Maintain optimal leasing rate to benefit as many participants as possible, given constraints by HUD and local rental market.
 - a. Use HUD's 2 year tool for budgeting and forecasting needs;
 - b. Review and monitor monthly attrition and deceased tenant report;
 - c. Review payment standard to ensure comparable market rates;
 - d. Monitor and update Section 8 waiting list to ensure applicants can be qualified as quickly as possible when pulled from the list.
- 3) Offer staff training and education on changing HUD regulations, policies and procedures that affect program participant's eligibility and assistance.
 - a. Update the Administrative Plan as needed to ensure program compliance;
 - b. Staff training to ensure continuous program compliance and minimize error rates;
 - c. Continue to attend professional organizations meetings to regional and national housing organizations.
- 4) Update owners and program participants of changes in program policies and regulations.
 - a. Update participant program briefing packets as needed;
 - b. Notify owners of policies and regulations that affect program rents.
- 5) Continue to lobby for additional program funding and vouchers in order to alleviate rent burden and provide housing assistance to new participants.
 - a. Apply for new NOFAs whenever possible;
 - b. Coordinate lobbying efforts with other agencies through national association membership for important budget issues and legislation.
 - c. Respond to HUD proposed rules as necessary.
- 6) Expand and maintain affordable units on the Section 8 program.
 - a. Conduct program marketing to attract new owners;
 - b. Conduct owner outreach/appreciation events to ensure a good working relationship with owners.
- 7) Achieve a "High Performer" designation by HUD.
 - a. Perform program audits and staff training to maintain program efficiency;
 - b. Perform internal quality control of program participants.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. Goal: Improve the availability of decent, safe and affordable housing.
 - a. Objective: Apply for Additional Housing Choice Vouchers.
 - **The agency has continuously reviewed all published Notices of Funding Availability (NOFA), and applied for additional vouchers. Our agency was awarded 15 VASH vouchers and 14 Mainstream vouchers.**
 - b. Objective: Work with owners to list their vacancies and market units to Section 8 voucher holders.
 - **Our agency has hosted two Section 8 Landlord Appreciation events. The most recent in January 2020 and another in June 2017 .**
 - **Our Agency created a housing video with the purpose of thanking and recognizing owners participating in the program and also to be used as a marketing tool to recruit new owners. The video may be found on Youtube under MyGlendale.**
 - **Our agency has attended several expos that target local multi-family property owners in the San Gabriel Valley area in conjunction with other local PHAs (Pasadena, HACLA, LACDA).**
 - **Our agency has provided annual education on Fair Housing and Housing Rights at tenant and owner forums. Attendees were provided information on free legal service and affordable housing opportunities.**
 - **Our agency continues to provide and maintain an available vacancy rental list for 1, 2 and 3 bedroom units and continually markets to new owners and works with existing owners to retain units for the Section 8 program.**
 - c. Objective: Continue to obtain a High Performing Agency rating on the Section Eight Management Assessment Program (SEMAP)
 - **Our agency has continued to achieve a High Performer Agency rating on the SEMAP.**
2. Goal: Continue to maintain good working relationships with other local PHAs.
 - a. Objective: Provide families the option of portability.
 - **Over the last 5 years, the program has attracted and leased a total of 7009 portable vouchers, an average of 1402 per year. As of January 1, 2020, our agency has 1398 portable vouchers and 7 portable VASH vouchers leased up in our PHA.**
 - **Additionally, our PHA continues to work with the Pasadena Housing Authority to facilitate portability for Housing Opportunities for Persons With Aids (HOPWA) participants. Although HOPWA participants are issued a voucher from Pasadena, Glendale handles all initial inspections within our jurisdiction when the participant locates a unit in Glendale, as our agency doesn't operate a HOPWA program.**
3. Goal: Continue to promote fair housing and equal opportunities.
 - a. Objective: Provide staff, owners and tenants with information and training related to affirmatively furthering fair housing and Violence Against Women Act (VAWA).
 - **Our agency continues to provide training to staff on updated policies and procedures.**

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Glendale Housing Authority’s goal is to continue to provide information to participants and property owners on the implemented VAWA requirements. PHA staff has been trained on recognizing situations within assisted households to eliminate negative actions made against the family’s rental assistance and to refer cases to management as appropriate for further evaluation.</p> <p>Program policies and procedures will be updated as needed to address any changes in VAWA requirements. The Administrative Plan Part IX contains specific and required language regarding VAWA notification, documentation and confidentiality.</p> <p>A “Notice of Occupancy Rights under Violence Against Women Act” is mailed to each participants during:</p> <ul style="list-style-type: none"> • New unit lease up; • Whenever the PHA makes an adverse action against the family (participant or applicant). <p>A “Owner Notification of Rights and Obligations” is mailed to each owner after the execution of new HAP contracts.</p> <p>The PHA maintains an Emergency Transfer Plan and Request for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, that is available at the Housing Counter, Administrative Plan and on the housing website.</p> <p>All new participants (including new portability vouchers) receive a VAWA informational notice at each briefing.</p> <p>The PHA maintains all required VAWA documentation, notices and certifications at the Housing Counter, the housing website and as part of section IX of the Administrative Plan.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><i>The definition of a Significant Amendment/Modification is: any changes made by the PHA resulting in changes to rent and income determination, fair housing requirements, admissions and screening policies or organization of the waiting list.</i></p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year 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 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>