

Streamlined Annual PHA Plan (HCV Only 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-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: _____ Housing Authority of the City of Glendale PHA Code: <u>CA114</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>1592</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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>Housing Website: http://www.glendaleca.gov/government/departments/community-development/housing/plans-reports-and-loan-forms</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p>

	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	N/A				
B.	Annual Plan.				
B.1	<p>Revision of PHA Plan Elements.</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>				

Financial Resources- Planned Sources and Uses *

Planned Use	# of vouchers	Amount
Glendale HAP Vouchers	1592	\$20,479,488.00
Administrative Fee		\$1,479,223.00
	subtotal	\$21,958,711.00
VASH HAP Vouchers	15	\$180,720.00
Administrative Fee		\$12,420.00
	subtotal	\$193,140.00
Mainstream HAP Vouchers	14	\$145,038.00
	subtotal	\$145,038.00
Port HAP Vouchers	1,381	\$17,781,756.00
Port Administrative Fee		\$1,283,170.00
		\$19,064,926.00
	GRAND TOTAL	\$41,361,815.00

*Assumes full funding for all needs

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.

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:

B.4	Civil Rights Certification Form HUD-50077 , <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.
B.5	Certification by State or Local Officials. 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.

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.

Goals and Objectives: 2021-2025

- 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. Our agency processed 55 portability vouchers in 2020).**
 - a. Perform monthly and timely reconciliation for Housing Assistance Payments **(A Reconciliation report is done monthly with no reporting errors);**
 - b. Establish a single port contact person to ensure easy coordination **(A single port contact has been in place for many years);**
 - c. Continue membership in professional organizations that allow for interactions and coordination with other local agencies **(The Glendale Housing Authority is a member of the following professional peer organizations:**
 - i. **National Association of Housing and Redevelopment Officials (NAHRO)**
 - ii. **Southern California National Association of Housing and Redevelopment Officials (So-Cal NAHRO)**
 - iii. **California Association of Housing Authorities (CAHA)**
 - iv. **Public Housing Authorities Directors Association (PHADA)**
 - v. **Southern California Association of Nonprofit Housing (SCANPH).**
- 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 **(HUD's 2 year tool has been used as a budget planning tool for utility allowance payment standard forecasting and program budgets);**
 - b. Review and monitor monthly attrition and deceased tenant report **(A report is done on a monthly basis with appropriate follow-up action);**
 - c. Review payment standard to ensure comparable market rates **(A review of the Utility Standard was done in September 2020);**
 - d. Monitor and update Section 8 waiting list to ensure applicants can be qualified as quickly as possible when pulled from the list **(A review is done on a monthly basis or whenever waiting list updates are received by our Agency. A total of 200 people were pulled off the waiting list starting in April 2020).**

- 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 **(Although no planned updates to the Administrative Plan are needed, our Agency is in compliance with numerous changes that have been made during this pandemic and are included as an addendum to this Plan);**
 - b. Staff training to ensure continuous program compliance and minimize error rates **(Online training classes have been provided to staff to keep up to date with various HUD changes);**
 - c. Continue to attend professional organizations meetings to regional and national housing organizations **(Online meetings have been attended when available).**
- 4) Update owners and program participants of changes in program policies and regulations **(Our Agency has kept Section 8 tenants and owners informed of various assistance and program changes through: direct mailing, social media and direct phone calls. Our Agency delivered approximately 5,000 Covid PPE care packages to owners and tenants in 2020);**
 - 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 (**There were no available NOFA's that our Agency qualified for;**
 - b. Coordinate lobbying efforts with other agencies through national association membership for important budget issues and legislation **(Our Agency continues to lobby for additional program funding and also lobbied HUD for new COVID rent relief programs, waivers from HUD rules due to COVID impacts, and program reform by the Veterans Administration for their operations of the VASH program).**
 - 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 **(Through the HUD CARES act, a bonus incentive program was developed to attract, retain and reward Section 8 owners);**
 - b. Conduct owner outreach/appreciation events to ensure a good working relationship with owners (**Section 8 owners has been kept updated of regulations affecting the program through direct phone calls and mailings).**

	<p>7) Achieve a “High Performer” designation by HUD .</p> <ul style="list-style-type: none"> a. Perform program audits and staff training to maintain program efficiency; b. Perform internal quality control of program participants (Our Agency received a High Performer designation in August 20, 2019, due a COVID HUD waiver, the August 2019 score was applied in August 2020. Internal audits of program files and program participants are done on a monthly basis).
	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></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>