

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: <u>City of Pasadena Housing Department</u> PHA Code: <u>CA079</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1484</u> 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> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 25%;">Program(s) not in the Consortia</th> <th style="width: 15%;">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:																													
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B. Annual Plan.

B.1 Revision of PHA Plan Elements.

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

Y N

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

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

Financial Resources:

The City of Pasadena Housing Department (CoPHD) has been awarded the following vouchers and associated funding:

Voucher Type	Total Vouchers	Funding	Eligibility
Emergency Housing Vouchers (EHV)	109	\$173,328 Admin \$1,315,620 HAP \$43,600 Preliminary Fees \$381,500 Services	experiencing homelessness, fleeing domestic violence, or at risk of homelessness
Mainstream Vouchers (Implemented as Mainstream Opportunity Voucher-Enhanced (MOVE) Program)	75	\$900,900 HAP	62 or under with a disability, experiencing homelessness

Informal Review and Hearing Procedures:

In accordance with PIH Notice 2020-32, the CoPHD is conducting Informal Hearings remotely. In response to technological barriers that participants may face, the CoPHD makes an onsite computer in a private room available to participants who do not have access to the necessary technology. If the participant has a disability that may prevent full access to the hearing using remote technology, alternative accommodations will be made, including rescheduling the hearing if necessary for a time it may be held in person.

Significant Amendment/Modification:

The CoPHD defines a significant amendment or modification as a change in policy or procedure that is expected to have an impact on how the program is operated.

The following modifications have been made to the Administrative Plan in the past year:

- Limited preference set-aside of 20 HCVs for persons experiencing homelessness, to be paired with \$150,000 in CoC funding for services.
- The maximum term of a repayment agreement with a participating family that owes a debt to the CoPHD was increased from 36 to 60 months, and the maximum amount of a repayment agreement was increased from \$5,000 to \$10,000.
- Procedures for conducting biennial inspections were clarified. An annual inspection will be conducted within the first twelve months after the start of program participation or move to a new unit. Units that pass the first annual inspection will be inspected biennially. Biennial inspections that fail due to health and safety items will be returned to an annual schedule.

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.

<p>B.3</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.4</p>	<p>Civil Rights Certification</p> <p>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.</p>
<p>B.5</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>
<p>B.6</p>	<p>Progress Report.</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>The CoPHD has set the following goals for the 2020-2025 period:</p> <p>Goal:</p> <ul style="list-style-type: none"> • Improve the availability of decent, safe, and affordable housing. <p>Objectives & Progress:</p> <ul style="list-style-type: none"> • Increase the number of Project Based Voucher units available through the RFP process Progress: In PY 2021-22, the CoPHD allocated 65 PBV to HOPE Center and 69 PBV to Heritage Square South. Both projects will provide permanent supportive housing (PSH). Hope Center is under construction with a projected opening date of October 2023. • Strengthen outreach to the landlord community to increase awareness of and participation in rental assistance programs. Progress-Using CARES Act funding, the City of Pasadena Housing Department (CoPHD) implemented a landlord incentive program to encourage landlords to participate in the Section 8 program. Forty-six units were secured or continued as rentals to participants and ten new landlords began participation in the HCV program by the programs’ end date of December 31, 2021. • Increase housing choice through monitoring of the payment standards in relation to average rents for modest dwelling units within the City. Progress: Effective October 1, 2021, the payment standards for HCV were increased to 110% of FMR, while the payment standards for VASH and Emergency Housing Vouchers were increase to 120%. • Increase the availability of rental vouchers by applying for special needs or other vouchers when available. <p>Goal:</p> <ul style="list-style-type: none"> • Promote fair housing and equal opportunity. <p>Objectives:</p> <ul style="list-style-type: none"> • Continue to provide training to employees, owners, and residents through workshops and mailers. Progress: the CoPHD staff and funded agencies, included HCV and Continuum of Care staff and providers, were provided training on fair housing & reasonable accommodations by Mental Health Advocacy Services LA. Annual trainings for program participants and property owners are scheduled for April 2022. • Implement objectives identified upon completion of Analysis of Impediments to Fair Housing Choice. • Progress: The CoPHD has worked with the Housing Rights Center to provide outreach and increase awareness of fair housing workshops and assistance including those geared to landlords and those geared to tenants in response to Impediment #8: Fair housing Outreach. <p>Goal:</p> <ul style="list-style-type: none"> • Ensure effective operations and program management. <p>Obectives:</p> <ul style="list-style-type: none"> • Maintain Section 8 Management Assessment Program (SEMAP) High Performer status. Progress: Due to COVID-19, no 2021 SEMAP score was issued. The CoPHD retains High Performer status that was earned in 2019. • Utilize technology to improve program access. Progress: The CoPHD developed and implemented a Rent Calculator app that is available on its website. The app allows landlords and voucher holders to determine if a particular unit or rent is affordable to a voucher holder based on the calculated 30% and 40% of income, tenant-paid utilities, and asking rent. If the asking rent is unaffordable, the app will show the maximum approvable contract rent assuming comparable rent support.

B.7 Resident Advisory Board (RAB) Comments.

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

Y N

(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.

The CoPHD met with the RAB on February 15, 2022. The RAB was supportive of the content of the PHA Plan, the revision to PHA Plan elements, and the amendments to the Administrative Plan.

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