

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 09/30/2027
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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. The 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: City of Mesa Housing Authority PHA Code: AZ005 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 the 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> How the public can access this PHA Plan: The City of Mesa Housing Authority (MHA) will obtain citizen input on the 5-Year PHA Agency Plan for 2025-2030 and FY 2025-2026 PHA Agency Plan for the Section 8 Housing Choice Voucher Program. The public comment period is January 26, 2025 – March 11, 2025. Written comments will be accepted by the City of Mesa Housing Authority through March 11, 2025, and should be addressed to Rosario Beltran-Joshi, PO BOX 1466, Mesa, AZ 85211-1466. The Agency Plan will be available for review on the city's webpage at www.mesaaz.gov/housing, and at the MHA office located at 200 S. Center St. Building 1, Mesa, AZ 85210. The Agency Plan is also available in alternate formats upon request by calling 480-644-3536. People with special needs for assistance in translation or those with a disability may request a reasonable accommodation by calling 480-644-3536 or TTY at 480-312-7411 as early as possible to allow time to arrange accommodations. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><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		PH	HCV						
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B.	Plan Elements. Required for all 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 City of Mesa Housing Authority's mission is to improve the quality of life for low-income individuals and families by providing opportunities for family self-sufficiency and to provide decent, safe, affordable housing in our community. </p>														
B.2	<p> 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. </p> <p> Goal: Manage the Housing Choice Voucher (HCV) Program effectively to maintain high performer under the Section Eight Management Assessment Program (SEMAP) Objective: - Obtain a SEMAP score of equaling "high performer" - Continue to manage HAP expenditures to confirm it is within the Annual Contributions Contract (ACC) - Quality control of applicant and participant files will be conducted according to Section 8 Management Assessment Program (SEMAP) requirements - MHA will comply with HOTMA sections 102 and 104 (once final implementation is set by HUD) - MHA will commence NSPIRE inspectional procedures once mandated by HUD - Ensure staff have the tools and equipment necessary to maintain job efficiency and effectiveness Goal: Increase the availability of affordable housing choices. Housing costs have increased over the last few years and additional housing opportunities are needed to serve the housing needs for low-income families and individuals. Objective: - MHA continues to conduct outreach to encourage and recruit new or previous landlords to participate in the Housing Choice Voucher (HCV) program - Provide reasonable payment standards to be able to compete with the increasing market rents - MHA will provide a referral listing with available services for low-income, very-low-income and extremely-low-income individuals and families. The lists are available on the MHA website and in the MHA Housing office. - MHA will conduct quarterly landlord meetings Goal: Encourage self-sufficiency among households receiving assistance Objective: - MHA will promote the Family Self Sufficiency (FSS) program for eligible participants. - Establish and maintain relationships with community partners for education, childcare, health care, homeownership, financial literacy/management, budgeting, and other services to promote self-sufficiency. - FSS Specialist will encourage the use of </p>														

	<p>services provide by Mesa WorkForce center Goal: Ensure equal opportunity and affirmatively further fair housing Objective: - Continue to ensure MHA staff participate in fair housing training annually. - Ensure access to assisted housing for all program applicants and participants by addressing the needs of those who request a reasonable accommodation for a disability or consideration for limited language proficiency. - MHA will provide literature on Fair Housing and discrimination for Mesa residents at the Mesa Housing Office, on the MHA website, in briefing packets and will provide referral information for complaints.</p>
B.3	<p>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.</p> <p>See attachment B.3 Progress Report</p>
B.4	<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 Violence Against Women Reauthorization Act (VAWA) of 2013 (Public Law 113-4, 127, Stat. 54), Title VI, entitled "Safe Homes for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking," added some rights to residents living in properties that are part of Assisted Housing Programs (42 U.S.C. 14043e et seq.). The protections of VAWA apply to both male and female residents of Assisted Housing Programs, and affiliated individuals of the resident who are victims or threatened victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking regardless of sex, gender identity, sexual orientation or age. VAWA protections are consistent with HUD's nondiscrimination and equal opportunity requirements prohibiting discrimination on the basis of any protected characteristics (including race, color, religion, sex, disability, familial status, national or ethnic origin, or age) and are available to otherwise eligible individuals or families without regard to actual or perceived sexual orientation, gender identity or marital status. MHA updated and implemented the forms published in the federal register November 16, 2016. The forms include: Appendix A: Notice of Occupancy Rights Under the Violence Against Women Act; and Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. The MHA updated the Emergency Transfer Plan to include all regulatory requirements; Appendix C: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation; and Appendix D: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking. MHA has implemented all the requirements under the Violence Against Women Act and is committed to assisting all adults and child and children who are victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking. MHA fully supports and complies with VAWA by ensuring all required notices of rights under VAWA are provided to each applicant, and participant household at the time of admission, denial of admission, and with any violation of family obligations.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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>The City of Mesa Housing Authority will take to the Resident Advisory Board (RAB), all mid-year changes to the HCV Administrative Plan. This will be in two separate categories - 1. Needs RAB approval before implementation. 2. Does not need RAB approval before implementation and will be placed on the RAB agenda as an informational item. 1. The following will require approval by the RAB before implementation: o Changes that may negatively impact program participants in rent, admissions policy or the organization of the waiting list, not required by federal regulatory requirements. o Elimination of policy or changes to policy that would negatively impact or reduce services or programs provided to participants, to any activities, sub-programs, or policies, as provided in the Administrative Plan. 2. The following changes do not need RAB approval before implementation. These changes will be placed on the next scheduled RAB meeting as an informational item: o Any policy changes that are a benefit to program participants or applicants, by either adding to or modifying policy to improve services to participants/applicants. This definition does not include budget revisions, changes in organizational structure, or HUD-imposed mandatory policy/regulatory mid-year changes.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" 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>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

City of Mesa Housing Authority (MHA) – AZ005

HUD-50075-5YR

B.3 – Progress Report

Fiscal Year Audit

The fiscal year audit for FY 21/22 reflects no audit findings or concerns for Mesa Housing Authority voucher programs.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objective: MHA staff will attend a minimum of one Fair Housing Training annually to increase their knowledge of Fair Housing Law.

- MHA staff attended a Fair Housing training on April 8, 2024.
- MHA staff will be attending a Fair Housing training led by HUD on January 28, 2025.

Objective: MHA will allow accessible housing units, to persons with disabilities.

- MHA allows accessible housing units when participants are moving initially or intermittently.

Objective: MHA will provide literature on Fair Housing and discrimination for Mesa residents in the Mesa Housing Office, on the MHA website, in briefing packets and will provide referrals for complaints.

- MHA provides current Fair Housing literature for participants in their briefing packet, in our office and on our website.

Objective: MHA will provide reasonable accommodations to persons with disabilities so they can benefit from City of Mesa services and housing programs.

- MHA provides the reasonable accommodation process to all participants of our voucher programs. All reasonable accommodations are reviewed and verified promptly. Reasonable accommodation approvals are based on HUD regulations and MHA Administrative Plan policies.
- MHA complies with affirmatively further fair housing principles and provides language assistance to persons who are Limited English Proficient.

Goal: *Assist with the availability of decent, safe, and affordable housing in the City of Mesa. Housing costs have increased over the last few years and additional housing opportunities are needed to serve the housing needs for low-income families and individuals.*

Objective: MHA is dedicated to conduct outreach to encourage and recruit new or previous landlords to participate in the Housing Choice Voucher (HCV) programs.

- MHA recruited over 60 new landlords/property owners in 2024 for the HCV Program.
- In 2025, the focus will be on providing education about the HCV Program to existing and new landlords/property owners.
- MHA utilizes the '*affordablehousing.com*' program to determine reasonable rent for units selected by its housing applicants/participants.
- MHA conducted a Landlord Seminar called 'Reconnecting' in February 2023 to engage with our landlords/property owners following COVID and invited several community partners to attend. Attendees included: Code Compliance, Animal Control, Community Engagement, Mesa Police Department-Tri-Star, Fire and Community Services, and the Department of VA.
- MHA has conducted landlord briefings at least annually and has begun to conduct quarterly briefings for interested landlords/property owners.

Objective: Provide reasonable payment standards to be able to compete with the increasing market rents.

- MHA 2025 payment standards are within 90% to 100% of the 2025 Small Area Fair Market Rents (SAFMR) in accordance with HUD Regulations. SAFMR Payment Standards are based on Zip Codes rather than the metropolitan area which will better represent the different areas in Mesa and allow for additional deconcentration.

Objective: Conduct Housing Quality Standards (HQS) Inspections on all assisted units prior to move-in and at least biennially or as deemed necessary.

- MHA HQS inspections are conducted prior to move-in and before assistance begins.
- MHA HQS conducts biennially inspections for assisted units.

- Effective 12/29/2024, smoke detectors in all HUD-subsidized units will be required to have either hard-wired or sealed, 10-year battery devices.
- Beginning 10/2025 or as directed by HUD, MHA will be required to implement and use NSPIRE standards when conducting inspections.

Objective: MHA will provide a referral listing with available services for low-income, very-low-income and extremely-low-income individuals and families. The lists are available on the MHA website and in the MHA Housing office.

- MHA provides a listing and a webpage link to 'My Housing Search' for available leasing properties and landlords that are willing to work with MHA's voucher programs.

Goal: Administer the Section 8 Housing Choice Voucher Program according to HUD regulations and MHA policies.

Objective: Maintain the utilization of assisted vouchers or Housing Assistance Payments (HAP) subsidy at 98%-100% of available vouchers to budget authority.

- MHA's voucher utilization for 2024 significantly increased from prior years. The success was due to increased landlord participation, increased payment standards, and increased vouchers issued to eligible applicants from the waiting list. **We ended 2024 at 98% leased.**

Objective: Continue to manage HAP expenditures to confirm it is within the Annual Contributions Contract (ACC).

- MHA continues to review HAP expenditures vs. utilization to stay within the ACC budget.

Objective: Identify and collect overpayments of HAP from landlord and participants.

- MHA identifies and notifies participants and/or landlords when an overpayment of HAP has occurred.
- Over the past five years, MHA has collected a total of \$----- in overpaid assistance.

Objective: Quality control of applicant and participant files will be conducted according to Section 8 Management Assessment Program (SEMAP) requirements.



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- MHA conducts routine quality control of applicant and participant files according to SEMAP and PHA administrative policies.
- With the implementation of SAFMR payment standards, each file is audited by staff supervisors to ensure that the correct payment standard was used when certifications were finalized.
- MHA is a designated High Performing Agency.

