

<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 9/30/2027</b>
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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. They also inform 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-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

#### Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 550, and that was designated as a standard performer in the most recent PHAS or 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 HCVs combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> <u>City of Mesa Housing Authority</u> <b>PHA Code:</b> <u>AZ005</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2026</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>0</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1642</u>  <b>Total Combined</b> <u>1642</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> Beginning on February 1, 2026, the Mesa Housing Authority's proposed FY 2026/2027 Annual Plan will be available electronically for review by the general public and can be found on the City's Housing Services website at <a href="https://www.mesaaz.gov/housing">https://www.mesaaz.gov/housing</a></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (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>B.</b>	<b>Plan Elements</b>														
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p>														

	<p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of 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 checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</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 below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</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 applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), 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>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attachment - City of Mesa Housing Authority (MHA) - AZ005 FY 26/27 Annual Plan</b></p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>Not applicable for the Mesa Housing Authority</b></p>
<b>B.5</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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p>

	(b) If yes, please describe:
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (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.
<b>C.2</b>	<b>Certification by State or Local Officials.</b>  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>C.3</b>	<b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, include Challenged Elements.

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 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

**Form identification:** *AZ005-City of Mesa Housing Authority Form HUD-50075-HP (Form ID - 7504) printed by Rosario Beltran-Joshi in HUD Secure Systems/Public Housing Portal at 01/27/2026 06:52PM EST*

## City of Mesa Housing Authority (MHA) – AZ005 FY26/27 Annual Plan

### Attachment “A” HUD-50075-HCV

#### **B.1 – Revision of PHA Plan Elements**

##### Statement of Housing Needs and Strategy for Addressing Housing Needs:

- Mesa Housing Authority (MHA) actively implements strategies to expand housing opportunities and mitigate market challenges for HCV participants. A key component of this strategy is landlord engagement and retention. MHA employs a Landlord Support Specialist who serves as a centralized point of contact for landlord outreach, education, and problem resolution. The Landlord Support Specialist conducts quarterly briefings to provide landlords with program updates, policy changes, and information on the benefits of participating in the HCV program. These briefings are designed to strengthen partnerships, address landlord concerns, and improve communication between property owner and the MHA.

##### Financial Resources:

- MHA administers Emergency Housing Vouchers (EHV) assistance funded through HUD as a time-limited program. EHV funding is provided separately from the Housing Choice Voucher program and is subject to availability and HUD guidance. MHA will continue to manage EHV financial resources in compliance with all applicable regulations and funding allocations.

##### Rent Determination:

- Effective January 2026, MHA Small Area Fair Market Rent (SAFMR) payment standards are within 92%-103% of the current 2026 SAFMRs.

#### **B.3 – Progress Report**

##### Fiscal Year Audit

The fiscal year audit for FY 24/25 reflects no audit findings or concerns for Mesa Housing Authority voucher programs.

***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 40 new landlords/property owners in 2025 for the HCV Program.
- The focus will be on efficiently and effectively managing existing housing stock while expanding opportunities with landlords interested in participating in the HCV program.
- MHA utilizes the '*affordablehousing.com*' program to determine reasonable rent for units selected by its housing applicants/participants.
- MHA has conducted quarterly landlord briefings for interested landlords/property owners.

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

- MHA 2026 payment standards are within 92% to 103% of the 2026 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 10/2025 MHA has implemented the use of 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 HAP for 2025 increased compared to the prior year. HAP was at 100%, this is mainly due to higher rental costs. As rents increased, the cost per assisted unit also increased, requiring a larger HAP expense. MHA ended 2025 with a 95.7% utilization rate of assisted vouchers.

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.
- In 2025, MHA continued to collect re-payments for unreported income. A total of \$64,000 was collected in 2025.

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

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



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Office Hours: Monday-Thursday 7:30 a.m.-5:00 p.m., closed Friday

- MHA is a designated High Performing Agency.

For accommodations, such as braille, large print, or translation, please contact City of Mesa Housing and Community Development at (480) 644-3536, or AZ Relay 7-1-1 for those who are deaf or hard of hearing.  
Si necesita información en español por favor de llamar al 480-644-3536.

