

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	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, including changes to these policies, 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-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.

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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																																																		
A.1	<p>PHA Name: <u>City of Mesa Housing Authority</u> PHA Code: <u>AZ005</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>1627</u></p> <p>Total Combined <u>1627</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 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 website. 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: Beginning on January 26, 2025, the Mesa Housing Authority's proposed FY 2025/2026 Annual Plan and 2025-2030 Five-Year Plan will be available electronically for review by the general public and can be found on the City's Housing Services website at: https://www.mesaaz.gov/housing</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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.
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <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 revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs. see attachment - MHA - AZ005, FY 25/26 Annual Plan Financial Resources. see attachment - MHA - AZ005, FY 25/26 Annual Plan Rent Determination. see attachment - MHA - AZ005, FY 25/26 Annual Plan</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <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 current 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.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment - City of Mesa Housing Authority (MHA) – AZ005 FY25/26 Annual Plan</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Not Applicable for the Mesa Housing Authority</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.

C.1	Resident Advisory Board (RAB) Comments. (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.
C.2	Certification by State or Local Officials. <u>Form HUD 50077-SL</u> , <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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-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.
C.4	Challenged Elements. 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"/> If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). 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.
	<div style="border: 1px solid black; padding: 5px;"> Fair Housing Goal: -Continue to ensure MHA staff participate in fair housing training annually. - Ensure access to assisted housing for all program applicants and participants. </div> <div style="border: 1px solid black; padding: 5px;"> <u>Describe fair housing strategies and actions to achieve the goal</u> City of Mesa Housing Authority (MHA) has fair housing materials and information in the office lobby, on its webpage, and is included in all initial participation briefings. MHA continuously educates its residents and landlords/property owners on Fair Housing law and tenant rights. In the month of April, the City of Mesa Mayor declares April as 'Fair Housing Month' and signs a proclamation. MHA promotes fair housing information via press release, social media, webpage, and newsletters. MHA will continue to educate its residents and landlords/property owners about Fair Housing. Fair Housing Materials and information are available to all housing staff, participants, applicants, and landlords at our office and on the website. MHA staff will continue to receive Fair Housing Training annually to ensure that fair housing efforts continue to be implemented. MHA staff are encouraged to subscribe to HUD Exchange for additional fair housing information and webinars. </div>

Form identification: AZ005-City of Mesa Housing Authority Form HUD-50075-HP (Form ID - 3212) printed by Rosario Beltran-Joshi in HUD Secure Systems/Public Housing Portal at 01/23/2025 04:24PM EST

City of Mesa Housing Authority (MHA) – AZ005 FY25/26 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) moved forward with the recruitment of landlords/property owners by conducting quarterly landlord briefings and by landlord outreach. Despite the challenges caused by the elevated housing market, MHA was able to recruit additional landlords for the HCV Program.

Financial Resources:

- MHA applied for 15 additional VASH vouchers at the end of December 2024. The VASH Program assists homeless veterans with stable, affordable housing. Along with housing, the participant receives supportive services to ensure success, which is provided by the Department of Veterans Affairs.
- MHA's Housing Solutions Program is discontinued effective 12/2024. This program was funded by ARPA funds which were awarded to the City of Mesa in the aftermath of COVID. It provided incentives for landlord participation as well as Damage Claims and Vacancy Payments.

Rent Determination:

- Beginning January 2025, MHA is mandated to utilize Small Area Fair Market Rent (SAFMR) payment standards which are based on Zip Codes. MHA's Payment Standards are within 90%-100% of the current 2025 SAFMRs.

Operation and Management

- *Effective August 2024, MHA has a new Deputy Director due to the retirement of the prior Deputy Director.*

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

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.

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.

- 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.