

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: 02/29/2016
---	---	--

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: City of Mesa Housing Authority PHA Code: AZ005

PHA Plan for Fiscal Year Beginning: 07/2020
 PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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 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.

The City of Mesa Housing Authority (MHA) will obtain citizen input on the 5-year PHA Agency Plan for 2020-2025 and FY 2020/2021 PHA Agency Annual Plan for the Section 8 Housing Choice Voucher Program. The public comment period is February 16, 2020 through April 2, 2020. Written comments will be accepted by the City of Mesa Housing Authority through April 2, 2020 and should be addressed to Mary Brandon, 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, 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. Persons 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.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	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. Exceptional Customer Service to Mesa residents, neighborhoods, and agencies by providing resources to improve the quality of life for the community.

DRAFT

B.2

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.

Goal:

Ensure equal opportunity and affirmatively further fair housing

Objective:

- MHA staff will attend minimum of one Fair Housing Training annually to increase their knowledge in the Fair Housing Law.
- MHA will allow accessible housing units, to persons with disabilities.
- MHA will provide literature on Fair Housing and discrimination for Mesa residents in the Housing Office, on the website, in briefing packets and will provide referrals for complaints.
- MHA to provide reasonable accommodations to persons with disabilities so they can profit from city services and housing 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.
- Provide reasonable Payment Standards to be able to compete with the increasing market rents.
- Conduct Housing Quality Standards Inspections on all assisted units prior to move-in and at least biennially or as deemed necessary.
- 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 our website and in our office.

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.
- Continue to manage the HAP expenditures to confirm it is within the Annual Contributions Contract (ACC).
- Identify and collect overpayments of HAP from landlord and participants.
- Quality Control of applicant and participant files will be conducted according to SEMAP requirements.

Goal:

Promote self-sufficiency and asset development of assisted households

Objective:

- MHA will promote the Family Self Sufficiency (FSS) program for eligible participants
- FSS Specialist will counsel and support the FSS participants with available resources, seminars and incentives to seek self-sufficiency

PHA Plan elements:

1. Housing Needs and Strategy for Addressing Housing Needs:
 - MHA has a staff member dedicated as a landlord support. Landlord outreach, with a recruit and retain plan, along with education of the voucher programs has been implemented.
2. Eligibility, Selection and Admission Policies
 - Eligibility – Chapter 3 of MHA Administrative Plan
 - Selection and Admissions – Chapter 4 of MHA Administrative Plan

3. Financial Resources:
 Financial resources anticipated in FY2020 are as follows:
 HCV/VASH HAP funds - \$12,424,822
 HCV/VASH/FUP Admin fees - \$1,049,312
 Mainstream HAP funds - \$731,459
 Mainstream Admin fees - \$69,892
 FUP HAP funds - \$196,666
 FSS Grant - \$72,430
4. Rent Determination – Chapter 6, 7 and 13 of MHA Administrative Plan
 MHA Payment Standards are within the 90-120% of the current 2019 FMR
 MHA Staff are trained and are using the new IVT tool for income discrepancy.
5. Operations and Management –
Lead-based Paint
 - MHA staff attended the Lead Safe Housing Rule Amendment Training, which included the purpose, rules and requirements of LSHR, new requirements of the LSHR amendment, and how to report EBLL in children living in an assisted unit.
 - MHA Administrative Plan was updated accordingly.
 - MHA has a shared data agreement with Maricopa County Department of Public Health Services to confirm that any voucher households with children under the age of six, do not have a medical case with elevated lead-based paint.Updating Payment Standards
 - Changes to payment standard amounts will be effective on January 1st of every year, or within three months of the Fair Market Rent (FMR) effective date, whichever is earlier.
6. Grievance Procedures – See Chapter 16 of MHA Administrative Plan
7. Family Self Sufficiency Program – MHA administers the FSS Program for Voucher Program participants.

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.

See attachment “B”

<p>B.4</p>	<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 and stalking regardless of sex, gender identity, sexual orientation or age. VAWA protections are consistent with HUD’s nondiscrimination and equal opportunity requirements and cannot be discriminated against on the basis of any protected characteristics including race, color, religion, sex, disability, familial status, national or ethnic origin, or age and available to otherwise eligible individuals or families without regard to actual or perceived sexual orientation, gender identity or marital status.</p> <p>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; Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. The Department 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, or Stalking.</p> <p>MHA provides the Notice of Occupancy Rights Under the VAWA Law and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking to each applicant and participant household at the time of admission, denial of admission, and with any violation of family obligations.</p> <p>MHA does not determine eligibility on criminal activity relating to an applicant or participant who is a victim under the VAWA law. A current resident who is a victim of VAWA is allowed to move if they request, under the VAWA law and MHA policy. VAWA information from applicants or residents is kept safe and is confidential.</p>
<p>B.5</p>	<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>Significant amendment or modification shall be defined as:</p> <ul style="list-style-type: none"> - Changes to the MHA plans or policies that may change the goals or processes to administer the voucher programs. All changes require review and approval from the Mesa Housing Governing Board.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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>
<p>B.7</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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 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. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 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. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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. 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 Act 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.
