Status: Created

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 09/30/2027

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-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 <u>both</u> the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, <u>or</u> PHAS if only administering public housing.
- (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.

PHA Information.					
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PHA Consortia: (Check box if s	submitting a Join	PHA Plan and complete table below	v)		
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B.	Plan Elements.
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N Statement of 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 revised element(s): Financial Resources. Please see the attached memo Rent Determination. Please see the attached memo Operation and Management. Please see the tatached memo Operation and Management. Please see the attached memo.
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 Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. Project-Based Vouchers Approximately 20 Project Based Vouchers have been awarded to a developer through a competitive process as required in 24 CFR Part 983. HUD was notified of Scottsdale Housing Agency intent to project base vouchers. The new housing development will be located in South Scottsdale in zip code 85251 located near transit, work opportunities, daycare and grocery stores. This is consistent with the PHA Plan as it expands housing opportunities for low and moderate income families.
B.3	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. Please see PHA Five Year Plan 2025-2029
B.4	Capital Improvements Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y □ N ✓ N/A □ (b) If yes, please describe:
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 N

	(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. Resident Advisory Board Meeting scheduled for February 26, 2025.
C.2	Certification by State or Local Officials.
	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.
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, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, 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
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.
	Fair Housing Goal: Please see attached Supporting Documentation.
	Describe fair housing strategies and actions to achieve the goal Please see attached Supporting Documentation.

Form identification: AZ032-Scottsdale Housing Agency Form HUD-50075-HCV (Form ID - 3399) printed by Mary Witkofski in HUD Secure Systems/Public Housing Portal at 02/20/2025 10:25PM EST

Analysis to Impediments to Fair Housing

A. Support New Affordable Housing Development.

It is important that a jurisdiction openly state their community's commitment to affordable housing, regardless of the degree or number of policies or proactive actions. Such a statement of public policy serves to inform and educate their residents of the importance and role of affordable housing. This support includes recognizing and seeking to attract workforce housing or encourage employers to provide some form of housing assistance.

B. Promote Preservation of Existing Housing.

Cities recognize that the loss of existing housing through weak code enforcement or tear down is undesirable, and many are taking more active roles in renovating and protecting older housing units.

C. Strengthen Residential Code Enforcement.

Many cities have recognized that by increasing their residential code enforcement efforts, the life of older housing, including the Cities of Scottsdale, Tempe, Chandler and the Town of Gibert, can be extended while also increasing the health and safety of the residents.

D. Support for New Senior-Oriented Housing/Aging in Place.

Recognizing regional aging population trends, multiple cities acknowledge the need for new housing that offers specific features and amenities for this segment of the community. Several jurisdictions have supportive zoning codes and/or are actively encouraging housing developers to address this specific housing need.

E. Offer or Create Incentives for Affordable Housing.

Public jurisdictions have increasingly become open and active in offering financial and/or zoning regulatory incentives to attract new affordable residential development. Maricopa County and six consortium cities have been at the forefront of these incentives including reduction in permit fees or impact fees. Fast-tracking the approval process for affordable housing is also being implemented by several communities.

F. Provide Housing Information / Outreach.

Keeping the public, residential real estate community and lenders well-informed of various housing programs, affordable housing opportunities and fair housing practices is essential to increase awareness and compliance. This is being accomplished in a number of ways including housing related workshops, city website information, brochures, etc.

City of Scottsdale

The Scottsdale General Plan 2035 was amended in 2022 and includes the following housing policies:

- Support the creation of mixed-use projects to increase housing supply within walking distance of employment, transportation options, and services.
- Work with property owners to rehabilitate or rebuild any sub-standard housing.
- Establish incentives for the development of high-quality, durable, and resource efficient housing that accommodates workforce and low-income levels.
- Support programs aimed at increasing homeownership among entry-level and moderate-income households.
- Reduce government financial and regulatory constraints and, whenever possible, offer expeditious processing of development proposals and building permits to enhance housing affordability.
- Encourage the development and preservation of affordable housing types, including smaller units and older housing stock.
- Support partnerships and initiatives whereby builders and/or major employers help provide housing options for their employees.
- Encourage the development of workforce housing with new development and/or expansion of hotels, resorts, and other generators of service-level employment.
- Protect the affordability of units at risk of losing State or Federal subsidies.
- Seek to provide quality short-term housing options that accommodate those in need of immediate temporary shelter.
- Support the development of senior housing options in locations served by public transportation and community facilities.
- Promote housing opportunities and accessible living environments that allow seniors to age-in-place, assisted living facilities, continuing care facilities, or other housing types within the same community.
- Support use of local, State, and Federal matching funds, in partnership with non-profit and social agencies, to acquire and rehabilitate multi-family housing.
- Continue to monitor and partner with local agencies, non-profits, and businesses to provide fair housing information, legal services, foreclosure prevention assistance, and anti-predatory lending assistance.

- Continue code enforcement to preserve neighborhoods and fund the Operation Fix it Program.
- Fund programs offering rehabilitation to preserve older housing stock and explore property acquisition for affordable rental.



2/20/25, 8:25 PM

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