

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 03/31/2024
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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-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 both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or 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 and 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: _____ Housing Authority of the City of Glendale _____ PHA Code: ____CA114_____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): ____07/2024_____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) ____1,666_____ 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> The PHA Plan and addendums are available at the following location: Housing Department Front Counter, 141 N Glendale Ave #202, Glendale, Ca 91206 Online at: https://www.glendaleca.gov/government/departments/community-development/housing/plans-reports-and-loan-forms The plan is also available by emailing: Edgar Akopyan at eakopyan@glendaleca.gov </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <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	Lead HA:									
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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 element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

This year, as mandated by HUD, GHA will implement payment standards based on Small Area Fair Market Rent (SAFMR).

On November 16, 2016, HUD published the SAFMR Final Rule. The rule provides that in lieu of determining Housing Choice Voucher (HCV) payment standards using a metropolitan area-wide FMR, payment standards will use FMRs calculated for ZIP codes within metropolitan areas. The metropolitan areas identified to use ZIP code-based FMRs are those metropolitan areas with both significant voucher concentration challenges and market conditions where establishing FMRs by ZIP codes has the potential to significantly increase opportunities for voucher families. The use of SAFMRs is expected to give HCV tenants access to areas of high opportunity and lower poverty areas by providing a subsidy that is adequate to cover rents in those areas, thereby reducing the number of voucher families that reside in areas of high poverty concentration.

Furthermore, implementing SAFMRs will reduce barriers and create better opportunities for families we serve. SAFMRs allow PHAs to establish payment standards that better reflect local market variations at the zip code-level, and they ensure a percentage of units in each neighborhood is affordable with a voucher. This helps families lease homes in neighborhoods with higher median rents, well-performing schools, and other life-enriching opportunities that are otherwise out of reach. Moving to these neighborhoods can often have positive, long-term effects.

In addition, SAFMRs can also help an agency boost its performance under the Section Eight Management Assessment Program (SEMAP) by making it easier to earn "Deconcentration Bonus" points for enabling voucher holders to move to low-poverty neighborhoods, meet its obligation to affirmatively further fair housing by providing families access to more racially integrated neighborhoods, and help avoid excessive concentration of voucher holders in a small number of neighborhoods (which in some cases may reduce community support for the agency and the voucher program). At the time the Final Rule was published, only 24 metropolitan areas were mandated to implement SAFMRs. The City of Glendale was outside the jurisdiction and exercised its discretion and continued using traditional FMRs to establish payment standards.

In 2023, GHA was mandated to implement SAFMRs by October 2024. Staff is currently working on the adoption of the new rules in the Section 8 Administrative plan and will bring it to the Housing Authority for approval later this year.

Financial Resources- Planned Sources and Uses *

Planned Use	# of vouchers	Amount
Glendale HAP Vouchers	1666	\$26,489,400.00
Administrative Fee		\$2,198,012.00
	subtotal	\$28,687,412.00
EHV HAP Vouchers	225	\$4,085,100.00
EHV Administrative Fee		\$405,135.00
	subtotal	\$4,490,235.00
Port HAP Vouchers	992	\$14,915,712.00
Port Administrative Fee		\$1,066,979.00
	subtotal	\$15,982,691.00
	GRAND TOTAL	\$49,160,338.00

*Assumes full funding for all needs

Rent Determination

In November 2023, the Housing Authority revised its payment standard based on finalized FY 2023 Fair Market Rents (FMR) which resulted in a higher payment standard for all five bedroom categories listed below. The new payment standard went into effect on December 1, 2023, but will be implemented for each individual household at their respective annual recertification. The total projected estimated cost of this payment standard increase to the Section 8 program is approximately \$9.2 Million over 12 months.

<u>BR</u>	<u>HCV (\$8)</u>	<u>EHV</u>	<u>VASH</u>	<u>FMR</u>
0	\$1,955	\$2,132	\$2,132	\$1,777
1	\$2,207	\$2,407	\$2,407	\$2,006
2	\$2,798	\$3,053	\$3,053	\$2,544
3	\$3,589	\$3,916	\$3,916	\$3,263
4	\$3,960	\$4,320	\$4,320	\$3,600
5	-	\$4,968	\$4,968	\$4,140

Significant Amendment/Modification

The definition of a Significant Amendment/Modification is: any change made by the PHA resulting in changes to rent and income determination, fair housing requirements, admissions and screening policies or organization of the waiting list.

Housing Opportunity Through Modernization Act of 2016 (HOTMA)

On July 29, 2016, HOTMA was signed into law. HOTMA introduced a massive set of changes and reforms to various federal housing programs, including the Section 8 Housing Choice Voucher Program. In February of 2023, HUD published the final rule regarding HOTMA and addressed questions raised by public housing authorities nationwide. The final rule is set to go into effect on January 1, 2025.

The intent of the law was to ease the burden on public housing authorities by streamlining the rules governing the administration of federally subsidized programs. Some of the major changes include:

- Changes in the requirements related to income reviews
- Establishment of maximum asset limits for program eligibility and continued assistance

Staff is currently working on the adoption of the new rules in the Section 8 Administrative plan and will bring it to the Housing Authority for approval later this year.

B.2

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

- 1) Continue to develop and maintain a good working relationship with other PHAs so that families and property owners can benefit through the portability process of the Housing Choice Voucher Program.

Our agency is unique in the high amount of incoming portable vouchers leasing in our agency. Glendale works with 28 other PHA's through portability. The largest number of ports are from HACLA, followed by Pasadena, then Burbank and then LACDA. In 2023 our agency received and processed 56 incoming portable vouchers.

- a. Perform monthly and timely reconciliation for Housing Assistance Payments **(A Reconciliation report is done monthly);**
- b. Establish a single port contact person to ensure easy coordination **(A single port contact has been in place for efficiency. Currently our Agency has a total of 992 leased up portable vouchers);**
- c. Continue membership in professional organizations that allow for interactions and coordination with other local agencies **(The Glendale Housing Authority is a member of the following professional peer organizations:**
 - i. **National Association of Housing and Redevelopment Officials (NAHRO)**
 - ii. **Southern California National Association of Housing and Redevelopment Officials (So-Cal NAHRO)**
 - iii. **California Association of Housing Authorities (CAHA)**
 - iv. **Public Housing Authorities Directors Association (PHADA)**
 - v. **Southern California Association of Nonprofit Housing (SCANPH).**

- 2) Maintain optimal leasing rate to benefit as many participants as possible, given constraints by HUD and local rental market.

- a. Use HUD's 2-year tool for budgeting and forecasting needs.

HUD's 2-year tool has been used as a budget planning tool for utility allowance, payment standard forecasting and program budgets. Below is a total number of inspections and examinations conducted in CY2023.

2023	
Housing Inspections*	2,423
Annual Re-examinations	2,592
Interim Re-examinations	2,061

*This includes all types of inspections (Annual, Initial, QC, Re-inspections & Special Inspections)

- b. Review and monitor monthly attrition and deceased tenant report.
A report is done on a monthly basis with appropriate follow-up action.

2023	
End of Participation	123

- c. Review payment standard to ensure comparable market rates (**payment standards were updated effective December 1, 2023.**)
- d. Monitor and update Section 8 waiting list to ensure applicants can be qualified as quickly as possible when pulled from the list.
A review is done on a monthly basis or whenever waiting list updates are received by our Agency. Below are the number of families pulled from the waiting list in 2023. Our Agency will continue to pull families from the waiting list for both programs in 2024.

2023	
Section 8 Waiting List	200
EHV Waiting List	87

- 3) Offer staff training and education on changing HUD regulations, policies and procedures that affect program participant's eligibility and assistance.
 - a. Update the Administrative Plan as needed to ensure program compliance (**Staff is currently working on the adoption of the new HOTMA and SAFMRs rules in the Section 8 Administrative Plan and will bring it to the Housing Authority for approval later this year).**
 - b. Staff training to ensure continuous program compliance and minimize error rates (**Online training classes have been provided to staff to keep up to date with various changes of HUD regulations);**
 - c. Continue to attend meetings and conferences held by regional and national professional organizations (**meetings and conferences have been attended when available).**
- 4) Update owners and program participants of changes in program policies and regulations (**Our Agency has kept Section 8 tenants and owners informed of various assistance and program changes through: direct mailing, social media and direct phone calls.);**
 - a. Update participant program briefing packets as needed.
 - b. Notify owners of policies and regulations that affect program rents.
 - c. Direct mailers to landlords on Section 8 Incentive Programs.
- 5) Continue to lobby for additional program funding and vouchers in order to alleviate rent burden and provide housing assistance to new participants;
 - a. Apply for new Notice of Funding Availability (NOFA) whenever possible (**There were no available NOFA's that our Agency qualified for).**

- b. Coordinate lobbying efforts with other agencies through national association membership for important budget issues and legislation. **(Our Agency continues to lobby for additional program funding).**
- c. Respond to HUD proposed rules as necessary.

- 6) Expand and maintain affordable units on the Section 8 program.
 - a. Conduct program marketing to attract new owners. **(As a result of fees provided to establish the Emergency Housing Vouchers, bonus incentive programs were developed to attract, retain and reward Section 8 owners. The following table shows bonus payments issued to current and new Section 8 owners and new owners added to the Section 8 program).**

2021-2023	
Bonus Incentive Payments	\$498,202
New Owners to Section 8	61

- b. Conduct owner outreach/appreciation events to ensure a good working relationship with owners **(Section 8 owners have been kept updated of regulations affecting the program through direct phone calls and mailings).**

- 7) Achieve a “High Performer” designation by HUD.
 - a. Perform program audits and staff training to maintain program efficiency.
 - b. Perform internal quality control of program participants. **(Our Agency received a High Performer designation in August 2023. Internal audits of program files and program participants are done on a monthly basis).**

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.

C.2	<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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>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.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="padding-left: 40px;">Y N</p> <p style="padding-left: 40px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
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D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Fair Housing Goal:</p> <div style="background-color: #e0e0e0; height: 150px; width: 100%;"></div> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Fair Housing Goal:</p> <div style="background-color: #e0e0e0; height: 150px; width: 100%;"></div> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal:</p> </div>
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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(d\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(d\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of 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. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 Annual PHA Plan. The Annual PHA Plan provides 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 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 6.02 hour 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