

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: Scottsdale Housing Agency PHA Code: AZ032 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2023 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) HCV =735; FYI = 20; EHV = 34; VASH = 15 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>City of Scottsdale Community Assistance Office 6535 E. Osborn Road, Building 8 Scottsdale, AZ 85251 City of Scottsdale Housing Agency Website: https://www.scottsdaleaz.gov/human-services/housing-choice-voucher-program</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="180 1619 1469 1745"> <thead> <tr> <th data-bbox="180 1619 456 1671">Participating PHAs</th> <th data-bbox="456 1619 586 1671">PHA Code</th> <th data-bbox="586 1619 886 1671">Program(s) in the Consortia</th> <th data-bbox="886 1619 1162 1671">Program(s) not in the Consortia</th> <th data-bbox="1162 1619 1469 1671">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 1671 456 1745">Lead HA:</td> <td data-bbox="456 1671 586 1745"></td> <td data-bbox="586 1671 886 1745"></td> <td data-bbox="886 1671 1162 1745"></td> <td data-bbox="1162 1671 1469 1745"></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:				
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program										
Lead HA:														
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):

Financial Resources

A	B	C
Sources	Planned \$	Planned Uses
1. Federal Grants		
a. Annual Contributions for Housing Choice Voucher Subsidy (HCV)	6,210,000	Housing and Utility Voucher payments for the HCV Program
b. Annual Contributions for Housing Choice Voucher- Administration	750,769	Operating/Adminstrative Expenses
c. FSS Family Self Sufficiency	84,714	Grant Awarded for FSS Coordinator
d. Foster Youth to Independence Subsidy (FYI)	178,056	Housing and Utility Vouchers payment for the FYI Program
e. Emergency Housing Voucher Subsidy (EHV)	194,500	Housing and Utility Voucher payments for the EHV Program
f. Emergency Housing Voucher - Administration	19,722	Operating/Adminstrative Expenses
g. Veterans Affairs Supportive Housing Subsidy (VASH)	123,500	Housing and Utility Voucher payments for the VASH Program
h. HOME	355,614	Tenant Based Rental Assistance (TBRA)
i. CDBG-CV 3	166,750	Landlord Outreach Program
j. HOME-ARP	575,171	Acquisition of Rental Property
k. HOME-ARP	500,000	Acquisition Non-Congregate Shelters
l. HOME-ARP	250,000	Supportive Services for Non-Congregate Shelter
m. HOME-ARP	116,927	Operating/Adminstrative Expenses
2. Other Income Non Federal		
a. Partners for Paiute	1,500	Application fees reimbursement & Assistance for FSS participants
b. Scottsdale Cares	160,000	
c. Salt River Pima-Maricopa Indian Community Grant	125,000	
d. Endowment Funds	8,600	

Rent Determinations

Housing Choice Voucher (HCV) payment standards are used to calculate the Housing Assistance Payment (HAP) that the Housing Authority pays to the owner on behalf of the family leasing the unit. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. SHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each unit size in its jurisdiction. Effective 01/01/2023 for HCV, the SHA Governing Board approved increased payment standards for 1–4-bedroom units to 110% of the FMR as follows:

Bedroom Size	Maricopa County Fair Market Rent	City of Scottsdale Payment Standards <u>include</u> the cost of rental tax and utilities.
0 – Bedroom	\$1,344	\$1,478
1 – Bedroom	\$1,467	\$1,613
2 – Bedroom	\$1,740	\$1,914
3 – Bedroom	\$2,386	\$2,624
4 – Bedroom	\$2,716	\$2,987

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

- A. Changes in family income must be reported prior to the determination of eligibility.
- B. The applicant will be given two opportunities to provide the SHA with requested documentation (initial notification letter and one follow up letter) Failure to comply with the SHA request will result in the withdrawal from the waitlist for lack of interest to provide sufficient documentation to determine eligibility.
- C. If a family has been removed from the wait list for failure to respond they will not be entitled to reinstatement unless verification of the following is received within 30 calendar days from the response due date. 1. Applicant provides evidence of change of address email was submitted prior to the update notice being issued by SHA. 2. During the time of any waitlist update, or at the time of notification for an interview, the applicant could not respond due to incapacitation. 3. A result of SHA data entry error. 4. The applicant is a person with a disability who requires an alternative form of communication other than normally used by the SHA, the applicant informed SHA in advance of required means as required by regulations. 5. At the time SHA conducts an opening of the wait list to establish a new waitlist no further requests will be accepted or considered from applicants claiming to be on any prior waitlist.
- D. Housing Through Modernization Act Local Preferences did not previously exist. Introduction to changes that will be implemented in January 2024 per HUD final notice.
- E. Local Preferences. SHA has the following HCV preferences; 1. Choice Mobility move from Project Based Vouchers to Tenant Based Voucher (20 points) 2. Graduation from SHA Tenant Based Rental Assistance Program (16 points) 3. Completion of Foster Youth to Independence Program (16 points) 4. Live in / Work in Scottsdale (5 points) 5. Elderly (62+) Disabled (5 points) and 6. Homeless (5 points)

Operations & Management

- A. SHA administers the following targeted programs; Foster Youth Initiative, Tenant Based Rental Assistance for senior families who are experiencing homelessness or who are at risk of homelessness, Veterans Affairs Supportive Housing Vouchers (VASH) and Emergency Housing Vouchers (EHV)
- B. SHA has applied for and hopes to administer HUD Stability Voucher Program. Emergency Housing Vouchers and Stability Vouchers are administered pursuant with the Tenant Based Voucher Program except as otherwise stated in chapter 16.
- C. Chapter 16 on the EHV program administrative /policy differences from SHA tenant-based program and if awarded the Stability Voucher program administrative / policy differences.
- D. Allowable Housing Types. SHA will not provide assistance for a family that owns a manufactured home and leases only the space.
- E. SHA participates in HUDS NSPIRE demonstration and will apply this standard or HUD approved successor standards to housing unit inspections.
- F. Use of Alternative Inspection did not previously exist. SHA may accept an alternative inspection from SHA approved entities (city code) if SHA can reasonably determine from the result of the last inspection that the unit would meet similar standard of housing quality.
- G. Maximum Term of Abatement. The SHA may terminate HAP contract after 60 day abated contract however the maximum abatement will be 180 days per HUD regulations.
- H. Denial of Moves did not previously exist. SHA may deny a family permission to move if they are responsible for deficiencies with inspection standards and have not cured the deficiency within the required 30 days.
- I. Tip Income Verification-unless tip income is included in a family member's W-9 by the employer or in the paycheck receipt family will be required to sign a certification of tips received for the prior year and estimated tips to be received in the coming year.
- J. Sporadic Income that is not received regularly cannot be reliably predicted. SHA may request and the family must provide to review additional bank statements, electronic deposits, or other documentation to determine if there is a pattern that would indicate that a source of income is reoccurring.
- K. Verification of Sporadic Income and Income from other sources. SHA may review bank statements, payroll documents, or other third-party documentation of family income to identify other sources of income . SHA will request additional documentation from the family to clarify or update their income.
- L. Lump Sum Payments. Most lump sums are not counted as income. However, payments caused by delays in processing for unemployment, or welfare assistance are included as income under 24 CFR 5.609 and the SHA will follow this methodology.
- M. Revised FSS action plan (last update 2012) to reflect HUD's new changes to FSS program; some of the changes are as follows: 1) Establish separate account of forfeited escrow funds to be used to help FSS participants; 2) Can now designate any adult family member to be head of FSS family and sign FSS contract; 3) remove income limits that previously prevented FSS participant from earning escrow at 50% AMI; 4)

Must be free cash welfare assistance at time of graduation (previously 12 months prior to graduation; 5) Base contract term is longer.

Informal Reviews and Hearings

- A. Applicants returned to the waiting list for denial of a local preference may not request an informal review.

Project Based Vouchers

- A. SHA endeavors to establish a project-based voucher program using up to 20% of its authorized units (147) for the purposes of deconcentrating poverty, expanding housing and economic opportunities, or providing additional housing options to vulnerable populations (experiencing homelessness, veterans, elderly, disabled). A PHA request for PBV proposals may be pursued in FY23-24.
- B. SHA will have a site based PBV wait list.

New Programming

- A. SHA will apply to HUD for Mainstream or other special purpose vouchers should the opportunity present itself.
- B. SHA is working with Maricopa County to expand affordable housing options in Scottsdale through Bridge Housing and Affordable Rental Property Acquisition.

<i>Administrative Plan Changes</i>		
Housing Through Modernization Act	Did not previously exist.	1.5 introduction to changes that will be implemented in January 2024 per HUD final notice.
Local Preferences	SHA has the following HCV preferences: <ul style="list-style-type: none"> • Graduation from SHA Tenant Based Rental Assistance Program (5 points) • Completion of Foster Youth to Independence Program (5 points) • Live in/Work in Scottsdale (5 points) • Elderly (62+)/Disabled (5 points) • Homeless (5 points) 	SHA has the following HCV preferences: <ul style="list-style-type: none"> • Choice Mobility move from Project Based Voucher to Tenant Based Voucher (20 points) • Graduation from SHA Tenant Based Rental Assistance Program (16 points) • Completion of Foster Youth to Independence Program (16 points) • Live in/Work in Scottsdale (5 points) • Elderly (62+)/Disabled (5 points) • Homeless (5 points)
Informal review for denial of local preference	4.6 Applicants returned to the waiting list for denial of a local preference may request <u>an</u> request an informal review.	4.6 Applicants returned to the waiting list for denial of a local preference may not request an informal review. Applicants denied a local preference due to fraudulent claims will be removed from the wait list and may request an informal review.
Targeted Assistance Vouchers	4.8 The SHA did not have targeted funding programs.	4.8 SHA administers the following targeted programs: <ul style="list-style-type: none"> • Foster Youth Initiative • Tenant Based Rental Assistance for senior families who are experiencing homelessness or who are at risk of homelessness • Veterans Affairs Supportive Housing (VASH) • Emergency Housing Vouchers SHA has applied for and hopes to administer vouchers through HUD Stability Voucher Program. Emergency Housing Vouchers and Stability Vouchers are administered pursuant with the Tenant Based Voucher Program except as otherwise provided in Chapter 16
Returning Applicants to the wait list	Not specifically addressed previously.	4.12 If the family is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless verification of the following is received within 30 calendar days from the response due date: <ul style="list-style-type: none"> • The applicant provides evidence that a change of address / email

		<p>was submitted to SHA prior to the update notice being issued by SHA;</p> <ul style="list-style-type: none"> • During the time of any waiting list update or, at the time of notification for an interview, the applicant could not respond. For example, the applicant was incapacitated due to hospitalization or was unavailable due to active participation on Jury Duty; • As a result of a SHA data entry error, the applicant address was SHA incorrectly recorded SHA • The applicant is a person with a disability who requires an alternative form of communication other than one normally used by SHA, and the applicant informed SHA, in advance, of the proper means of communication, as required by regulations. <p>At the time SHA conducts an opening of the waiting list to establish a new waiting list, no further requests for re-instatement will be accepted or considered from applicants claiming to have been on any prior waiting list.</p>
Reporting changes in income during eligibility determination	To determine if the applicant is income eligible, the SHA will compare the annual income of the family to the HUD published SHA income limit for the family's size.	To determine if the applicant is income eligible, the SHA will compare the annual income of the family provided to SHA at the time of eligibility determination to the HUD published SHA income limit for the family's size. Changes in family income must be reported prior to the determination of eligibility.
Applicant documentation	5.5 If the required documents and information are not provided within the required time frame (plus any extensions) the applicant will be sent a notice of denial.	5.5 The applicant will be given two opportunities to provide the SHA with requested documentation (the initial notification letter and one follow up letter). Failure to comply with the SHA request will result in withdrawal from the wait list for lack of interest to provide sufficient documentation to determine eligibility.
Sporadic Income	6.1.2 Sporadic income is income that is not received regularly and cannot be reliably predicted.	6.1.2 Sporadic income is income that is not received regularly and cannot be reliably predicted. The SHA may request, and the family must provide, to review additional bank statements, electronic deposits or other documentation to determine if there is a pattern that would indicate that a source of income is recurring.

Clarification of lump sum payments	6.5 Did not address this specific provision of when lump sum payments are considered as income.	6.5 Lump Sum Payments Most lump sum amounts received by a family are not counted as income. However, payments caused by delays in processing periodic payments for unemployment or welfare assistance are included as income. In such cases where lump sum payments are considered income pursuant to 24 CFR 5.609, the SHA will follow the following methodology.
Allowable Housing Types	7.2 The SHA will provide assistance to families where the tenant owns the mobile home and leases the pad.	7.2 The SHA will not provide assistance for a family that owns a manufactured home and leases only the space.
Housing Inspection Standards	All units occupied by families receiving Housing Choice Voucher (HCV) assistance meet HUD's housing standards.	The SHA participates in HUD's NSPIRE demonstration and will apply this standard, or HUD approved successor standards, to housing unit inspections.
Use of Alternate Inspections	Did not previously permit this as an option.	8.1 The SHA may also accept an alternate inspection from SHA-approved entities (e.g. city code) if SHA can reasonably determine from the result of that inspection that the unit would meet similar standard of housing quality. The SHA may rely on an alternative inspection (an inspection conducted for another housing program) provided SHA obtains the results of the alternative inspection and if HCV units are included in the population of that housing program's unit population. Alternative housing program inspections include: <ul style="list-style-type: none"> • HOME Investment Partnerships • Low-Income Housing Tax Credits housing • Inspections performed by HUD Units in mixed-finance properties assisted with project-based vouchers will be inspected at least triennially. SHA will maintain reports for inspections conducted using an alternative inspection method for at least three years from the date of the latest inspection.
Maximum Term of Abatement	8.7 The maximum length of time that HAP may be abated is 60 calendar days.	8.6 The SHA may terminate the HAP contract after 60 day abated contract, however the

	<p>However, if the owner completes corrections and notifies the SHA before the termination date of the HAP contract, the SHA may rescind the termination notice if (1) the family still resides in the unit and wishes to remain in the unit and (2) the unit passes UPCS-V inspection.</p>	<p>maximum abatement will be 180 days, per HUD regulation.</p> <p>However, if the owner completes corrections and notifies the SHA before the termination date of the HAP contract, the SHA may rescind the termination notice if (1) the family still resides in the unit and (2) the unit passes NSPIRE inspection.</p>
Emergency Housing Vouchers	Did not previously exist.	Chapter 16 on the EHV program administrative / policy differences from SHA tenant based program and, if awarded, the Stability voucher program administrative /policy differences.
Additional income verification	<p>10.4.2 Tip Income Verification Unless tip income is included in a family member’s W-2 by the employer for persons who work in industries where tips are standard will be required to sign a certification of tips received for the prior year and estimated tips anticipated to be received in the coming year.</p>	<p>10.4.2 Tip Income Verification Unless tip income is included in a family member’s W-2 by the employer or in the paycheck receipt, for persons who work in industries where tips are standard will be required to sign a certification of tips received for the prior year and estimated tips anticipated to be received in the coming year.</p>
Verification of Sporadic Income and Income From Other Sources	Not previously addressed.	<p>10.4.9 The SHA may review bank statements, payroll documents or other third party documentation of family income and, in so doing, identify potential existence of other sources of income (such as sporadic or recurring payments, additional accounts, etc.). In such event, the SHA will request additional documentation and provide the family an opportunity to clarify and/or update income information reported to the SHA. Such documentation must be returned to the SHA within the requested period of time in the notice to the family. Failure to report income is a violation of tenant obligations and may lead to termination/denial of assistance.</p>
Denial of Moves	Did not previously address failed inspection resulting from Tenant responsibility.	<p>11.3.1 The SHA may deny a family permission to move if they are responsible for deficiencies with inspection standards and have not cured the deficiency within the required 30 day period.</p>
Project Based Voucher Wait List	15.10 SHA consolidated wait list.	15.10 SHA site based PBV wait list.

	Family Self Sufficiency Program	Not included in the current Administrative Plan.	Chapter 17. The Family Self Sufficiency Program is not a required component of the Administrative Plan; however the SHA has chosen to include a chapter regarding this program as it is notify the public that the SHA manages this program to assist HCV participants improve self-sufficiency. This chapter sets forth the basic components of the program including the Action Plan, Coordinating Committee, Outreach to families and other program requirements stated in 24 CFR 984.
B.2	New Activities. – Not Applicable		

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. Expended \$1,021,404 in Community Development Block Grant (CDBG) funds and \$548,373 in HOME Investment Partnership grant funds for eligible housing related activities and public services (totals include planning and administration).
2. Expended approximately 90% of Housing Choice Voucher (HCV) budget authority (\$5,408,020 expense/ \$5,660,761 revenue).
3. The City of Scottsdale provided \$600,963 in utility assistance and \$4,126,270 in rent/mortgage assistance.
4. Completed revision and update to the Scottsdale Housing Agency (SHA) Administrative Plan.
5. With funding authorized by the American Rescue Plan Act of 2021 (Public Law No: 117-2), SHA was awarded 34 EHV's effective July 1, 2021. The EHV's were provided to assist individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or recently homeless. As of March 20, 2023, 26 of these vouchers were filled.
6. The SHA was awarded 15 Veterans Affairs Supportive Housing (VASH) vouchers in partnership with Veterans administration. There are 2 VASH Vouchers issued / leased and housing specialists continue to work for more referrals.
7. SHA has 20 Foster to Youth Independence Vouchers in partnership with the AZ Department of Child Safety.
8. SHA was successful in its application for Family Self Sufficiency (FSS) Program funding in the amount of \$84,714.
9. The SHA made referrals to the FSS program and Vista Job Prep Program for people within the community who lost employment.
10. Provided information for known available units and GoSection8 referrals to assist in locating affordable units in a variety of areas.
11. SHA has partnerships with other City of Scottsdale Human Services departments and nonprofit agencies contracted to support City of Scottsdale centers to increase services and resources available to HCV voucher holders to move towards personal development, education, and employability and made several referrals to Vista Del Camino, the Community Action Program, and the Paiute Community Center for social work support.
12. Attended this year's ADOH Housing Forum to increase knowledge and maintain professional network relationships. Participated as a panelist on Affordable Housing.
13. The City of Scottsdale serves as a member of the region's Continuum of Care to collaborate with Maricopa County homeless community.
14. SHA is an active participant on the Maricopa Association of Government's Youth Advisory Board.
15. The Housing Supervisor was elected to serve as Secretary of the Arizona Chapter of the National Association of Redevelopment and Housing Organization and was awarded State Housing Choice Voucher Employee of the Year.
16. SHA staff are active members of NAHRO, PHADA, NCD, and the Arizona Housing Coalition.
17. The 2017 Housing Choice Voucher waitlist was depleted on 05/08/2022. Between reporting cycle (1/1/2022-12/31/22), 700 families / individuals were pulled in an effort to deplete the 2017 waitlist.
18. As of March 20, 2023, there are 2,164 families on the 2022 HCV Program waiting list, with an approximate wait time of 36 months. Applicants will continue to be pulled from the waiting list until the list has been depleted.
19. The SHA waitlist was opened in June 2022 and approximately 2200 applicants will be selected by lottery. Approximately 150 applicants have been pulled from this waitlist.
20. Prepared monthly budget expenditure reports and the 2-Year Forecast Tool to monitor HCV expenditures and utilization rate.
21. SHA transitioned to biennial inspections effective May 2020 and continuing to train and use HUD's NSPIRE inspection program.

22. All SHA staff received Fair Housing training in November 2022 from Southwest Fair Housing Council.
23. Active FSS roster has 21 participant families enrolled, 7 new participant families since 07/01/2022.
24. In 2023 - Graduated 1 FSS Participant with \$22,826.87 total escrow.
25. Referred FSS participants to 20+ supportive services.
26. 2 participants have consistently received raises at their jobs, 1 participant has received a promotion, 1 participant has enrolled in college, 2 participants have attended homebuyer education classes and financial workshop classes
27. 4 participants ported out, 2 participants ended participation due to purchasing a home, 1 participant voluntarily withdrew from FSS, 1 terminated from housing
28. SHA contracted with CBI to provide housing navigation and ongoing housing supports for up to a year to Emergency Housing Voucher participants in 2022.
29. The City of Scottsdale employs a Landlord Liaison and has rolled out a comprehensive outreach strategy to maximize landlord participation in the City's various rental subsidy programming. Through this fiscal year to date 60 new units have been added to the affordable inventory and 32 new landlords have partnered with SHA.
30. The City of Scottsdale has contracted with Community Legal Services for free legal services available to HCV participants.
31. SHA procured four experienced third-party Hearing Officers.
32. SHA staff members sent to a total of 15 trainings resulting in 4 professional certifications.
33. The Scottsdale Housing Agency Governing Board held seven (7) public meetings in 2022 on key housing topics.
34. On February 1, 2022, the City of Scottsdale posted public notice of a recruitment for an SHA Governing Board resident member. A resident member has applied in March of 2023 and will be appointed in April 2023 through the Governing Board.
35. SHA implemented Housing Assistance Payment direct deposit for its landlords.
36. SHA implemented Elite's online Waitlist Applicant Portal.
37. SHA implemented Elite's online Landlord Portal.
38. SHA created an HCV intake briefing video for new voucher holders and porting customers.
39. SHA has will establish payment standards to 110% of Fair Market Rent (FMR) for all voucher types and all unit sizes.
40. Expedited Waivers: In response to the December 31, 2022, expiration of CARES Act statutory waivers, SHA was successful in its request for expedited waivers for 1. Increase in Payment Standard During HAP Contract Term; 2. New payment standard amount. These waivers are needed to continue operational flexibilities allowable by HUD to provide effective program administration during pandemic recovery.

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: N/A

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.

	The Resident Advisory Board convened on March 29, 2023, at 2:30 p.m. The Resident Advisory Board was presented the Annual Action Plan and Administrative Plan updates and concurred with all Administrative Plan policy changes.
C.2	Certification by State or Local Officials. 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.
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 N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements. N/A

D. Affirmatively Furthering Fair Housing (AFFH).

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;"> <p>Fair Housing Goal: Improve Housing Choice in Affordable Housing</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ol style="list-style-type: none"> 1. Increase the number of units available annually for HCV participants that meet the stands of safe, decent and healthy through a landlord engagement initiative. 2. Encourage private developers to construct multi-family housing. 3. Develop strategies within the local government to improve affordable housing. 4. Collaborate with local non-profits and other governmental entities to maintain the regions affordable housing stock for low-and-moderate-income persons. </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fair Housing Goal: Increase awareness of Fair Housing Laws</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ol style="list-style-type: none"> 1. Engage in landlord outreach to local private affordable housing providers to increase access to healthy, safe and decent housing. 2. Collaborate with local non-profits to engage with individuals experiencing homeless are justice engaged, connected with necessary supportive services and find safe and affordable homes. 3. Collaborate with local legal services to provide services to protect individuals from discrimination based on race, color, national origin, religion, sex, familial states and disability when renting or buying a home. 4. Engage with community partners in providing educational opportunities for training for residents about fair housing training. </div>
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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(e))

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(l)(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(l)(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