

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	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: <u>City of Pasadena Housing Department</u> PHA Code: <u>CA079</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>1501</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>Specific locations where the public may obtain copies of the 5-Year (2025-2030) and Annual PHA Plan (2025) are:</p> <ul style="list-style-type: none"> • City of Pasadena Housing Department located at Pasadena City Hall, 100 N. Garfield Ave. Suite N306 Office hours are Monday & Tuesday between 8:00 a.m. - 1:00 p.m. Wednesday & Thursday between 12:00 p.m. - 5:00 p.m. • CoPHD's website, www.cityofpasadena.net/housing; • Calling 626 744-6701 to request a copy be mailed or emailed; • Emailing alansing@cityofpasadena.net to request a copy to be mailed or emailed. <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) <u>N/A</u></p>

	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program						
B.	Plan Elements.										
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Financial Resources: The CoPHD was awarded five Foster Youth to Independence (FYI) vouchers. These vouchers serve young adults aged 18-24 who participated in the foster care system. Applicants are required to be screened for eligibility and referred by the Los Angeles County Department of Children and Family Services (DCFS). FYI vouchers provide three years of rental assistance with the possibility of a two-year extension of assistance depending on household need. The DCFS and partner agencies assist the FYI voucher holders to locate rental housing and provide move-in resources, including security deposit assistance and furnishings. Approximate annual funding to the CoPHD is included in the chart below.</p> <table border="1"> <thead> <tr> <th>Vouchers</th> <th>Rental Assistance Funding</th> <th>Administrative Funding</th> </tr> </thead> <tbody> <tr> <td>5 FYI Vouchers</td> <td>\$75,900</td> <td>\$45,000</td> </tr> </tbody> </table> <p>Rent Determination: The CoPHD, under direction from HUD, adopted small area Fair Market Rents (FMRs) effective January 1, 2025. The purpose of small area FMRs is to more closely match rental subsidy payment standards to market rents, which is meant to assist low-income families participating in the voucher program to move to high-opportunity areas. Rental subsidy payment standards determine the amount of the subsidy paid by the CoPHD. High opportunity areas tend to have higher rents which would be unaffordable to voucher holders under a less targeted payment standard system.</p>					Vouchers	Rental Assistance Funding	Administrative Funding	5 FYI Vouchers	\$75,900	\$45,000
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5 FYI Vouchers	\$75,900	\$45,000									
B.2	<p>New Activities. – Not Applicable. This section is not required to be completed by PHAs that administer rental vouchers only and do not operate a public housing component.</p>										

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.

The Goals set forth in the Five-Year Plan (2020-2025) and progress made to date are as follows:

Goal:

- **Improve the availability of decent, safe, and affordable housing.**

Objectives & Progress:

- Increase the number of Project Based Voucher (PBV) units available through the RFP process. **Progress:** In PY 2021-22, the City of Pasadena Housing Department (CoPHD) allocated 65 PBV to Salvation Army HOPE Center and 69 PBV to Heritage Square South. Both projects provide permanent supportive housing (PSH) and began leasing in 2023 and 2024, respectively. Hope Center provides PSH to 65 formerly homeless persons. Heritage Square South provides PSH to 69 formerly homeless seniors aged 55+. Both of these projects are now fully occupied with a 95% occupancy rate.
- Strengthen outreach to the landlord community to increase awareness of and participation in rental assistance programs.

Progress-

Landlord Outreach: The CoPHD has attended one property owner trade fair to outreach to prospective landlords in FY25, and in each of the prior years covered by the Five-Year Plan (2020-2025).

Landlord Incentives: The CoPHD operates a Homeless Incentive Program (HIP) and an Emergency Housing Voucher (EHV) Incentive Program to provide security deposits and landlord incentives for eligible voucher holders who are experiencing homelessness.

To date in FY25, 15 households experiencing homelessness have moved into permanent rental housing with the assistance of HIP and EHV landlord incentives and two new landlords began participation in a rental assistance program. During the five-year period covered by the Five-Year Plan (2020-2025), 181 very low-income households experiencing homelessness were assisted to move into permanent housing using landlord incentive and security deposit funding.

- Increase housing choice through monitoring of the payment standards in relation to average rents for modest dwelling units within the city.

Progress: Effective October 1, 2025, the CopHD adopted the Small Area Fair Market Rents as required by HUD. The goal of SAFMRs is to increase housing choice and make it possible for voucher holders to move to high opportunity areas in which rents may be higher but transportation, employment, and high performing schools may be more accessible.

- Increase the availability of rental vouchers by applying for special needs or other vouchers when available.

Progress: The CoPHD, in collaboration with the Department of Children and Family Services (DCFS) applied for rental vouchers for former foster youth. These vouchers are awarded on an as needed basis, meaning that HUD would award a voucher for each former foster youth referred by the DCFS. The CoPHD applied for five FYI vouchers in FY25 and these vouchers were awarded. We have received four referrals from the DCFS to date and three vouchers have been issued to eligible former foster youth.

Goal:

- **Promote fair housing and equal opportunity.**

Objectives:

- Continue to provide training to employees, owners, and residents through workshops and mailers. **Progress:** the CoPHD staff attended HUD-provided Fair Housing training. Annual trainings for program participants and property owners are scheduled for April 2025.
- Implement objectives identified upon completion of Analysis of Impediments to Fair Housing Choice.

	<p>Progress: The CoPHD has worked with the Housing Rights Center to provide outreach and increase awareness of fair housing workshops and assistance including those geared to landlords and those geared to tenants in response to Impediment #8: Fair Housing Outreach. An area of focused outreach in FY25 is informing landlords and rental assistance participants about the Source of Income Protection law, which has expanded to include rental assistance as a protected source of income. Program Participants are briefed about this law during initial voucher issuance and at moves and are provided information sheets with their voucher packets. Landlords are informed in Housing Rights Center Trainings, through informational sheets, and on an individual basis when the CoPHD is made aware of a violation.</p> <p>Goal:</p> <ul style="list-style-type: none"> • Ensure effective operations and program management. <p>Objectives:</p> <ul style="list-style-type: none"> • Maintain Section 8 Management Assessment Program (SEMAP) High Performer status. Progress: The CoPHD was awarded High Performer status in 2024 and in each of the years covered by the Five-Year Plan (2020-2025). • Utilize technology to improve program access. Progress: The CoPHD is working with the Department of Information Technology to develop an electronic filing system. This will decrease the need for paper documents and reduce time spent maintaining paper files.
B.4	<p>Capital Improvements. – Not Applicable. This section is not required to be completed by PHAs that administer rental vouchers only and do not operate a public housing component.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>The RAB reviewed the PHA Plan on April 2, 2025, at 1:30 pm. They were supportive of progress made on the goals set in the 5-Year PHA Plan (2020-2025) and of the new goals set for the 2025-2030 period. The RAB encouraged the CoPHD to continue to look for opportunities to provide Permanent Supportive Housing.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>

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>This document will be updated following the Public Hearing if challenges are received. The Public Hearing is scheduled for Monday, April 14, 2025 at 6pm in City Council Chambers.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
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. Public Housing Agencies, including the CoPHD, are not currently required to complete this section, as HUD has not yet made available the framework for submitting an Assessment of Fair Housing.</p>

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

N/A

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N/A

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N/A