

# ATTACHMENT A

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 09/30/2027</b>
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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. They also inform 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-, very low-, 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 (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p> <b>PHA Name:</b> <u>City of Pasadena Housing Department</u>      <b>PHA Code:</b> <u>CA079</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2026</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1506</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Public Availability of Information.</b> 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.         </p> <p> <b>Specific locations where the public may obtain copies of the Annual PHA Plan (2026) are:</b> <ul style="list-style-type: none"> <li>• City of Pasadena Housing Department located at 199 S. Los Robles Ave. Suite 450, Pasadena 91101</li> </ul>           Office hours are Monday &amp; Tuesday between 8:00 a.m. - 1:00 p.m.            Wednesday &amp; Thursday between 12:00 p.m. - 5:00 p.m.           <ul style="list-style-type: none"> <li>• CoPHD's website, <a href="http://www.cityofpasadena.net/housing">www.cityofpasadena.net/housing</a>;</li> <li>• Calling 626 744-6701 to request a copy be mailed or emailed;</li> <li>• Emailing <a href="mailto:alansing@cityofpasadena.net">alansing@cityofpasadena.net</a> to request a copy to be mailed or emailed.</li> </ul> </p>

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

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

Operation and Management:

On January 12, 2026, the City Council approved the following changes to the Administrative Plan:

Chapter 4-Establishing and Maintaining the Waiting List

E. Emergency Housing Voucher Preference: Page 4-5

Adds a limited preference for assistance through the Housing Choice Voucher Program (“HCV”, commonly known as Section 8) for Emergency Housing Voucher (“EHV”) participants. Acknowledges the waiver received from the U.S. Department of Housing & Urban Development (“HUD”) that allows the City of Pasadena Housing Department (“CoPHD”) to place all EHV participants on the HCV waiting list without requiring them to apply separately.

F. Preference for Participants in Time-limited Subsidy Programs: Page 4-5

Allows the CoPHD to transfer participants in time-limited subsidy programs to the HCV program if the participant is eligible for assistance and if funding is available.

Chapter 5-Subsidy Standards

D. Subsidy Standards in the Event of Shortfall in Funding: Page 5-4

Allows the CoPHD to reduce subsidy standards if it is determined by HUD or the CoPHD that it is at risk of needing to terminate program participants due to insufficient funding to pay rental subsidy obligations.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**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.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

The CoPHD has set the following goals and objectives for the 2025-2030 Five-Year Plan period:

Goal: Maintain and improve the availability of safe, decent, and affordable housing.

Objectives:

- Strengthen outreach to the landlord community to increase awareness of the benefits and fair housing requirements to participate in rental assistance programs.

Progress: On September 25, 2025, the CoPHD held a landlord workshop in conjunction with the Rent Stabilization Department and the Housing Rights Center. Forty-nine property owners attended. The presentation covered the benefits of participating in tenant-based rental assistance programs, state laws regarding landlord requirements for renting to voucher holders, state and federal fair housing laws, and the City of Pasadena's Rent Stabilization Ordinance.

- Increase the availability of rental vouchers by keeping abreast of funding opportunities and applying for new or special needs vouchers when available, and by working collaboratively with social service agencies and community-based organizations.

Progress: The CoPHD was awarded five Foster Youth to Independence vouchers in FY25. 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. All of the FYI vouchers were issued to eligible households, and those households have leased rental units and are receiving rental subsidy and services.

On January 28, 2026, the CoPHD applied for an additional ten non-competitive FYI vouchers based on the success of implementing this program and is awaiting notification from HUD about whether these vouchers have been awarded.

- Protect the existing allocation of project-based and tenant-based vouchers by ensuring compliance with funding requirements and utilizing funding allocations.

Progress: The CoPHD is a Section 8 Management Assessment Program (SEMAP) High Performer and had no program findings on the most recent (2025) Single Audit.

(Continued on page 3A)

Streamlined Annual PHA Plan-2026

City of Pasadena Housing Department (CoPHD)

Goal: Promote fair housing and equal opportunity.

Objectives:

- Provide training and information to property owners, program participants, and applicants about rights and requirements as set forth in local, state, and federal fair housing laws.

Progress: As noted above, the CoPHD held a landlord workshop on September 25, 2025 in conjunction with the Rent Stabilization Department and the Housing Rights Center. Forty-nine property owners attended. The presentation covered the benefits of participating in tenant-based rental assistance programs, state laws regarding landlord requirements for renting to voucher holders, state and federal fair housing laws, and the City of Pasadena's Rent Stabilization Ordinance.

- Ensure staff is up to date on changes to rental housing laws that impact access to housing for voucher holders.

Progress: Rental Assistance program staff attended training with the Rent Stabilization Department on September 16, 2025. Topics covered included the interaction of Pasadena's rent stabilization ordinance and tenant-based rental assistance programs, Pasadena's Tenant Protection Ordinance, and protections for renters.

Goal: Ensure effective operations and program management.

Objectives:

- Maintain Section 8 Management Assessment Program (SEMAP) High Performer status.

Progress: The CoPHD was awarded High Performer status with a score of 100% on its annual Section 8 Management Assessment Program (SEMAP) submittal. SEMAP serves as the operations report card for the Section 8 program.

- Utilize technology and best practices to improve program access.

Progress: The CoPHD is working with the Department of Information Technology to implement a tenant portal. This portal will initially be used to submit annual and interim income updates, allowing program participants to comply with program requirements in a more convenient way. Implementation is expected by FY27.

<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></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>
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</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> <p>The RAB reviewed and discussed the Streamlined Annual Plan and recommended approval by the City Council.</p>

<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></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> <p>The executed form will be attached following approval of the Streamlined Annual Plan at the April 13, 2026 Public Hearing.</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></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> <p>The executed form will be attached following approval of the Streamlined Annual Plan at the April 13, 2026 Public Hearing.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> 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="margin-left: 40px;">       Y      N  <input type="checkbox"/>   <input type="checkbox"/> </p> <p>(b) If yes, include Challenged Elements.</p> <p>This will be updated following Public Hearing to be held at:</p> <p>Pasadena City Hall – City Council Chambers        100 N. Garfield Avenue        Pasadena, CA 91109</p> <p>on April 13, 2026 at 6:00pm.</p>