

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: _____ PHA Code: CA126 PHA Plan for Fiscal Year Beginning: (07/2024): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _726_ 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><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;"> <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> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </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	<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 checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Section B.3 and Section D are one and the same this year.</p>
B.4	Capital Improvements. – Not Applicable
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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" 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>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).
Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See instructions for further detail on completing this item.

<p>Fair Housing Goal: <u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>GOAL: To promote adequate and affordable housing and a suitable living environment free from discrimination for low-income and very low-income and elderly families, households with individuals with disabilities, and households of various races and ethnic groups residing in Hawthorne’s jurisdiction and on the waiting list.</p> <p>OBJECTIVE: The PHA would like HCV participants to be able to reside in all areas of Hawthorne. We are encouraging new owners to become interested in the program and partner with the PHA to provide safe affordable housing to all eligible voucher holders and to rent their vacant units to more than just one HCV participant while limiting or removing the barriers associated with the lease-up process. All who believe they are eligible for assistance have access to HCV applications when the PHA’s waiting list is open and accepting applications.</p> <p>PROGRESS REPORT: In 2023, the PHA acquired 9 new owners for a total of 624 owners. The PHA continues to call local landlords on a monthly basis to gather a more comprehensive property listings for tenants to use when searching for housing and to introduce them to the HCV program. To that end, the agency collaborates with the Fair Housing Foundation to provide quarterly landlord/tenant in person sessions by appointment and open forum walk-in clinics as well as additional virtual online clinics. The Hawthorne Housing Authority has not experienced many valid complaints of discrimination but we take every opportunity to counsel tenants and landlords on housing rights especially when it comes to income, security deposits and credit score.</p>

<p>Fair Housing Goal: <u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>GOAL: To maintain our High Performer SEMAP score status with HUD.</p> <p>OBJECTIVE: The PHA shall achieve maintain a utilization rate of 100%.</p> <p>PROGRESS REPORT: The PHA has been actively pulling from the wait list and absorbing Port-in’s in a committed effort to reach 100% utilization. By continuing to use a preferences verification process before applicants who are pulled from our wait list are scheduled for interviews we are able to minimize administrative burdens. With the assistance of our HUD representative, we strategize the best time, ways and the number of families we can lease-up without exceeding the funding allocated.</p>

The Agency has suffered staff shortage during this rating period but has still managed proper case management.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

GOAL: Improve the quality of assisted housing.

OBJECTIVE: Increase customer satisfaction and maintain high quality of service; improve management functions and inspections; Housing staff will attend annual Fair Housing trainings; the PHA will continue to provide staff with necessary trainings to meet job responsibilities and goals.

PROGRESS REPORT: The PHA makes it a priority to train staff regularly. Particularly in the areas of Teamwork, Customer Service, HQS, EIV, Harassment and Fair Housing. The Housing Director and Senior Housing Coordinator provides guidance on current policies from HUD regularly. Management recognizes the need to thoroughly inform the applicant and participants on how the HCV and EHV programs work in order to cultivate a realistic expectation of a successful outcome when applicable. Staff meets monthly to ensure that the information provided is correct, consistent, and that the customer understands the requirements before leaving the office, ending a call or sending email correspondence.

D. Affirmatively Furthering Fair Housing (AFFH). (Continued)

D.1

Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

GOAL: Ensuring equal opportunity housing for all.

OBJECTIVE: The PHA is providing bi-lingual services to applicants and participants.

PROGRESS REPORT: The PHA continues to hire officially tested bi-lingual employees to ensure the LEP requirements are met. Staff monitors participants to verify if new obstacles to communications arise. The PHA adheres to the City of Hawthorne's Limited English Proficiency Plan and monitors to see if new languages should be added or new types of assistance is needed by applicants and participants regularly. The PHA is now completely open to the public and all barriers to assistance have been removed. The PHA has maintains a resource page on the Housing website to make it easier for those in need to find the proper resource for their unique situation(s).

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

GOAL: Expand the total number of families served by the City of Hawthorne under the Housing Choice Voucher Program.

OBJECTIVE: The PHA will continue to select as many as possible from the current waiting list as funding permits.

PROGRESS REPORT: The PHA continues to increase utilization annually, though staffing shortages has put the agency in a maintenance mode. The PHA strategizes on the best functional model to operate at optimal status with the current staffing as it works to fill vacancies and train staff. Staff also reviews the VMS, PIC Drilldown report, EIV Reports as well as the 2 Year Tool to find inconsistencies or any needed corrections that may affect our financial bottom line. It is the agencies goal to pull more from our Wait List rather than absorb incoming port whenever possible.