

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																										
A.1	<p>PHA Name: City of Scottsdale _____ PHA Code: _AZ032_____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The 5-Year PHA Agency Plan for 2020/2025 and FY 2020/2021 PHA Agency Annual Plan was developed with input from the nine-member federally mandated Resident Advisory Board (RAB). RAB members are active HCV participants and are in good standing with the SHA. The RAB members approved the PHA Plan and proposed revisions to the HCV Administrative Plan on January 7, 2020. The City of Scottsdale held a public hearing on Thursday, January 9, 2020 at 5:00 p.m. at City Hall Kiva 3939 N. Drinkwater Blvd, Scottsdale, Arizona 85251 to obtain citizen input on the 5-year PHA Agency Plan for 2020/2025 and FY 2020/2021 PHA Agency Annual Plan for the Housing Choice Voucher Program (HCV). The public comment period commenced on January 9, 2020 and ended on February 24, 2020 and provided an overview of the proposed revisions to the Administrative Plan. Written comments were accepted by the Community Assistance Office through February 24, 2020 and were addressed to the attention of Justin Boyd, Interim Community Assistance Manager, Paiute Neighborhood Center, 6535 E. Osborn Rd., Bldg. 8, Scottsdale, AZ 85251. The PHA 5-Year and Agency Annual Plan for FY 2020/2021 has been developed in compliance with applicable federal regulations to address the expenditures of federal funds from the US Department of Housing and Urban Development (HUD).</p> <p>The Agency Plan was available for review on the city's webpage at www.scottsdaleaz.gov, at the Community Assistance Office, Paiute Neighborhood Center 6535 E. Osborn Road, Bldg. 8, Scottsdale, AZ 85251 and the Scottsdale public libraries; Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, AZ 85255, Arabian Library, 10215 E. McDowell Mt. Ranch Road, Scottsdale, AZ 85252, Civic Center Library, 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251, Palomino Library, 12575 E. Via Linda, Scottsdale, AZ 85259 and Mustang Library, 10101 N. 90th Street, Scottsdale, AZ 85258. The Agency Plan was also available in alternate formats upon request by calling 480-312-7647. It is the policy of the City of Scottsdale not to discriminate against any person on the basis of color, religion, age, sex, disability, familial status or national origin. Persons with special needs for assistance in translation or those with a disability may request a reasonable accommodation by calling 480-312-7647 or TTY at 480-312-7411 as early as possible to allow time to arrange accommodations.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <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		PH	HCV	Lead PHA:																	
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.					
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>Scottsdale Housing Agency's (SHA) mission is to improve the lives of low-income and very low-income Scottsdale families by providing opportunities for high quality, safe and affordable housing, creating avenues to achieve self-sufficiency and serving all persons with dignity and respect. The SHA provides an integrated system of services, resources and opportunities to help people improve their lives, the lives of others, neighborhoods and the total community.</p>					

B.2

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.

With high housing costs throughout the region, affordable housing is a major need for extremely low and very-low-income families. To support its mission the SHA will:

- Undertake proactive measures to ensure affordable housing is available regardless of race, color, religion, national origin, sex, family status, and disability by affirmatively furthering fair housing. The SHA will sponsor at least two Fair Housing seminars annually and will continue to participate in the Arizona Fair Housing Partnership.
- Ensure that accessible housing units, regardless of unit size, are available to persons with a variety of disabilities. SHA provides information and educates persons on Fair Housing and American's with Disabilities (ADA) Acts, responds to and provides referrals for Fair Housing and ADA discrimination complaints, and provides referrals for fair housing disputes. The Analysis of Impediments to Fair Housing is completed in accordance with federal regulations and will be updated in 2020. Continue to operate the HCV Program in accordance with Council adopted Administrative Plan, which includes revisions to the Plan to be adopted on March 17, 2020.
- Further educate HCV staff on the Violence Against Women Act (VAWA) Landlord/Tenant Act, reasonable accommodations and Fair Housing compliance guidelines.
- Manage Housing Assistance Payment (HAP) contracts to ensure SHA maintains a high utilization rate and "high performer" rating through the Section Eight Management Assessment Program (SEMAP).
- Monitor and manage HCV Program budget to maximize the number of Housing Choice Vouchers issued to the SHA within the Annual Contributions Contract (ACC).
- Monitor the monthly average per unit HAP cost in order to assist the highest number of participants, up to 735, within the ACC.
- Address the need for increased requests for housing services through strategic objectives as outlined in the City's 5-Year Consolidated Plan 2020/2025 as follows:
 - Preserve affordability of quality rental housing through the HCV Program
 - Increase the supply of quality affordable rental housing through federal assistance programs including Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs
 - Leverage local resources, Scottsdale Cares, General Funds, Endowment and Salt River Pima-Maricopa Indian Community (SRP-MIC), to further support our federal funding
 - Increase homeownership through Family Self-Sufficiency (FSS) and other resources for down payment assistance
- Conduct outreach efforts to landlords to encourage their participation in the HCV Program.
- Provide referrals to programs and services to meet a variety of needs for extremely low and very-low-income persons.
- Continue to provide reasonable accommodations to persons with disabilities for city services and make referrals for services to other city departments and non-profit agencies.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The SHA continues to achieve its mission and stated goals by expanding the supply of quality affordable housing, promoting economic opportunities and consistently seeking to ensure equal opportunity for affordable housing in our community.

The SHA identified strategies to address needs as follow:

- The SHA made referrals to the FSS program and Vista Job Prep Program for people within the community who lost employment
- Provided Courtesy Property Listing to assist in locating affordable units in a variety of areas
- Provided technical assistance to participants residing in foreclosed rental property
- Made referrals to Vista Del Camino, Community Action Program (CAP) for Utility Assistance
- Marketed the HCV program to landlords in all census tracts to assist in achieving deconcentration

The SHA completed the final lease up of the 2015 waiting list in March of 2019 and started to pull from the 2017 waiting list in August of 2018. As of February 2020, there were 6,192 families on the HCV Program waiting list, with an approximate wait time 3-5 years. The majority of families on the waiting list are extremely low-income (<30% AMI). According to data from the current wait list, the demand for one and two-bedroom units will outweigh the demand for other bedroom sizes.

As vouchers become available through attrition, applicants will be pulled from the waiting list. When the wait time of the current wait list is less than 24 months, the SHA will reopen the wait list for new applications.

SHA accomplishments include:

- Completed SEMAP Audit (2019) and received a “Standard Performer” status
- Conducted outreach to landlords to encourage their participation in the HCV Program through advertising, property site visits, researching internet rental resources and outreach mailings. Developed a landlord outreach video that was introduced on July 1, 2019
- Applied for and awarded funding for Family Self Sufficiency (FSS) Program for 2020 in the amount of \$67,500
- Provided services to twenty-five (25) FSS participants in FY 19/20 resulting in two (2) graduates with a total escrow disbursement of \$27,602
- Maintained a waitlist of over 6,400 participants and pulled 248 applicants from waitlist
- Expended \$5,160,843 in CDBG funds and \$424,395 in HOME funds for eligible housing related activities and public services (totals include planning and administration)
- Spent 99% of HCV budget authority
- Completed revisions to the SHA Administrative Plan
- All HCV staff attended the HCV Rent Calculation training and obtained certifications in December of 2019. Received training from HUD staff on PIC and portability. Scheduled a SEMAP best practice training with HUD staff for March 16, 2020
- Prepared monthly budget expenditure reports to monitor HCV expenditures and utilization rate
- Developed and implemented new spreadsheets to monitor program accuracy including file review, UPCS-V inspections and program eligibility
- Continued to meet its stated mission and goals by providing direct services to families and referrals to the City’s Human Service Centers and various social service and non-profit agencies
- Completed solicitation for new housing software with an implementation date of March 2, 2020.
- Worked with Human Services Social Workers to assist HCV participants in locating housing and obtaining documentation required for the program
- Submitted request for implementing Small Area Fair Market Rent (SAFMR) to assist participants in finding available units and to increase utilization rate

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Violence Against Women Reauthorization Act of 2013 (Public Law 113-4, 127, Stat. 54), Title VI, entitled “Safe Homes for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking,” added some rights to residents living in properties that are part of Assisted Housing Programs (42 U.S.C. 14043e et seq.). The protections of VAWA apply to both male and female residents of Assisted Housing Programs and affiliated individuals of the resident who are victims or threatened victims of domestic violence, dating violence, sexual assault and stalking regardless of sex, gender identity, sexual orientation or age. VAWA protections are consistent with HUD’s nondiscrimination and equal opportunity requirements and cannot be discriminated against on the basis of any protected characteristics including race, color, religion, sex, disability, familial status, national or ethnic origin, or age and available to otherwise eligible individuals or families without regard to actual or perceived sexual orientation, gender identity or marital status.</p> <p>The SHA implemented the standard forms provided in the final rule published in the federal register November 16, 2016, as follows: Appendix A: Notice of Occupancy Rights Under the Violence Against Women Act; Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. The Department updated the Emergency Transfer Plan to include all regulatory requirements; Appendix C: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation; and Appendix D: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.</p> <p>The SHA provides the Notice of Occupancy Rights Under the Violence Against Women Act and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking to each applicant and resident household including at the time the applicant is denied assistance or admission; at the time of admission; and with any notification of eviction or termination of assistance.</p> <p>The SHA does not determine ineligibility or terminate tenancy, assistance or occupancy rights based on criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking that is engaged in by a member of a resident's household or any guest or other person under the resident's control if the resident or an affiliated individual of the resident is the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking.</p> <p>A resident who is a victim of domestic violence, dating violence, sexual assault or stalking is eligible for an emergency transfer if the resident expressly requests the transfer; the Resident reasonably believes that there is a threat of imminent harm from further violence if the resident remains in the current unit; in the case of sexual assault, the assault occurred in the unit during the ninety (90) calendar day period preceding the request of the transfer. Residents who are not in good standing may still request an emergency transfer if they meet the eligibility requirements.</p> <p>All information provided to the SHA, including the resident’s status as a victim, is confidential.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant amendment or modification shall be defined as:</p> <ul style="list-style-type: none"> • Discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission or goals, and which require approval of the Board of Commissioners • Revisions to the following policies: rent, screening, admissions or organization of the waitlist <p>Significant amendment or modification are as followed:</p> <ul style="list-style-type: none"> • Pending HUD approval, the SHA will adopt a Small Area Fair Market Rent (SAFMR) to establish a payment standard schedule to calculate housing assistance for participating families. • The SHA will require the family to provide the last thirty (30) days of income collected if paid weekly, bi-weekly, and semi-monthly. Families who are paid monthly will provide two consecutive paystubs. • If families self-certify assets exceed \$5,000, the SHA will require two (2) current months of applicable back-up documentation • The receiving PHA’s voucher will expire thirty (30) calendars days from the expiration date of the initial PHA’s voucher. If the initial PHA extends the term of the voucher, the receiving PHA’s voucher will expire thirty (30) calendar days from the new expiration date of the initial PHA’s voucher. • The SHA will streamline the annual reexamination process by applying the verified COLA or interest rate to fixed-income sources at the second income determination involving a family member whose income was adjusted previously using streamlined income determination (i.e, in year two, the COLA is applied to the year one income amount, as previously adjusted by the COLA). • For any family whose income is determined pursuant to a streamlined income determination, third-party verification of all income amounts for all family members must be performed at least every three (3) years. • The SHA will run EIV at the reexamination and at any interims and use current EIV information. • Families are required to report in writing all new sources of income and any increase in annual adjusted income of at least 10% within ten (10) business days of the date the change takes effect. Families will also need to report decreases of income. FSS participants may choose to report increases in order to build their escrow account. • The SHA will enter into a repayment agreement with the participant in accordance with the policies contained in Chapter 16-IV.A. as a means to recover overpayments should potential discrepancies be discovered in EIV.

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours 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.