

- | A. | PHA Information. | | | | | | | | | | | | | | | |
|--|---|-------------------------------|--------------------|----------|-----------------------------|---------------------------------|---------------------------------|------------------------------|----|-----|--|--|--|--|--|--|
| A.1 | PHA Name: <u>Housing Authority of the City of Glendale</u>

PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u>
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) <u>1652</u>
PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission | PHA Code: <u>CA114</u> | | | | | | | | | | | | | | |
| <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>How the public can access this PHA Plan: Housing Department Front Counter, 141 N Glendale Ave #202, Glendale, Ca 91206 Online at: https://www.glendaleca.gov/government/departments/community-development/housing/plans-reports-and-loan-forms The plan is also available by emailing: Edgar Akopyan at eakopyan@glendaleca.gov</p> | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 7.5%;">PH</th> <th style="width: 7.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="height: 100px;"></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 | | | | | | |
| Participating PHAs | PHA Code | Program(s) in the Consortia | | | | | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | |
| | | | PH | HCV | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. 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 checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p>Summary of Policy Changes for the Section 8 Rental Assistance Program The following summarizes updates to the City of Glendale's administrative plan governing the Section 8 rental assistance program. These changes primarily result from the Housing Opportunity Through Modernization Act of 2016 (HOTMA). HUD's final rule to implement Sections 102 and 104 of HOTMA was published on February 14, 2023, with regulations initially set to take effect on January 1, 2024. However, compliance has been delayed twice, with no new date provided. Compliance depends on transitioning from HUD's IMS/PIC system to the new Housing Information Portal (HIP), which is required to process HOTMA-compliant Form HUD-50058s. As HUD's HIP system is not yet operational, PHAs cannot fully implement HOTMA at this time. To prepare for full compliance, the GHA has updated its administrative plan to include policies for both pre- and post-HOTMA implementation. HOTMA-related policies have been added to an appendix, highlighting those "on hold" until compliance becomes feasible. Certain HOTMA policies that are not dependent on the HIP system will be implemented earlier, as mandated by HUD.</p> <ul style="list-style-type: none"> • Net Asset Limitation for New Admissions and Existing Participants* Under the current policy, the GHA does not impose restrictions or limitations on net family asset for new admissions or current participants. With the implementation of HOTMA regulations, the GHA will deny admission to applicant families and terminate assistance for participant families under the following circumstances: <ul style="list-style-type: none"> ○ Excessive Net Family Assets: Families with net assets exceeding the HUD-published asset limitation amount, which is adjusted annually (\$103,200 for 2025), will be ineligible for admission or continued assistance. ○ Ownership of Suitable Real Property: Families with a present ownership interest in, the legal right to reside in, and the legal authority to sell real property suitable for occupancy as a residence are subject to denial or termination, except under the following HUD-specified exceptions: <ul style="list-style-type: none"> ▪ The property is jointly owned by a family member and at least one non-household member who resides at the property. ▪ The property is actively being offered for sale. ▪ The family includes a victim of domestic violence, dating violence, sexual assault, or stalking. ▪ The property does not meet the disability-related needs of all family members. ▪ The property is insufficient in size to accommodate the family. ▪ The property's location poses a geographic hardship for the family. ▪ The property is unsafe for occupancy due to its physical condition. ▪ The property is not legally permissible for the family to reside in under state or local laws. • Reporting Changes in Family Circumstances (Waiting List) The GHA clarified its policy language regarding changes in family composition when the applicant head of household passes away. <ul style="list-style-type: none"> ○ Transfer of Application: If the head of household on the application passes away, the application will transfer to their spouse. ○ Designation of New Head of Household: <ul style="list-style-type: none"> ▪ If no spouse exists, the remaining adult family members must select a new head of household and provide the Housing Authority with a signed, written statement from all adult members. ▪ If no consensus is reached, the Housing Authority will determine the new head of household using factors such as: <ul style="list-style-type: none"> • Court rulings. • Custody of minor children. • Interests of elderly, ill, or disabled family members. • Considerations for victims of domestic violence or related abuse. • Risks related to criminal activity. • Recommendations from social service professionals. • The relationship of each family member to the original head of household. ○ Eligibility for Added Family Members: If the original head of household passes away or moves to a nursing home, a family member added to the household after the original application may remain on the application, provided they resided with the applicant before their departure. • Revision of Local Preferences * The following is the updated list of local preferences, reflecting how preferences have been administered historically, along with the addition of a new preference for the Foster Youth to Independence (FYI) Program, which the GHA plans to administer: <ul style="list-style-type: none"> ○ Foster Youth to Independence Program (FYI) referrals: 24 preference points. Only the allowed number of applicants referred through the County of Los Angeles Department of Children and Family Services (DCFS) for the FYI program are eligible for this limited preference. ○ Victims of Domestic Violence, Hate Crimes, or Witness Relocation: 12 points. ○ Homeless Families: 12 preference points. ○ Displaced by Government Action: 12 preference points. ○ United States Veteran: 6 preference points. A Veteran is a former member of the Armed Forces of the United States who served and was discharged under conditions that were honorable. A surviving unmarried spouse of a U.S. Veteran also qualifies for the U.S. Veteran preference. ○ Residency: 1 preference point. For applicants who live, work, or have been hired to work or participate in a job training program in the City of Glendale. ○ Extremely Low Income: 1 preference point. Applicant household whose income falls at or below 30 percent of the county median. ○ Working Families or Unable to Work Due to Age or Disability: 1 preference point. Household with at least one adult who is employed at least 30 hours

per week or who are active participants in accredited education and training programs designed to prepare the individual for the job market. This preference is automatically extended to elderly (62 or older) or disabled households.

- Disabled Households: 1 preference point. Provided to disabled applicants or families with a disabled household member(s). A person with a disability is defined in the policies contained in this Plan. Verification of disability will be required at time of selection from the PHA's waiting list unless the disability is self-evident and permanent (i.e., missing limb(s) and amputation).
- Elderly Single Households: 1 preference point. For single-member applicant households who are age 62 or older.

- **Family Consent to Release of Information**

Under the previous policy, applicants and program participants were required to sign the HUD-9886 Consent for Release of Information form annually, enabling the GHA to verify their income and assets. With the implementation of the new HOTMA regulations, applicants and participants will be required to sign the updated HUD-9886-A Consent for Release of Information form only once. This form will remain valid unless assistance is denied, terminated, or a written revocation of consent is submitted. Failure to sign and submit the required form will result in denial of admission or termination of assistance. Furthermore, the GHA has implemented a policy stating that revocation of consent will result in denial of admission or termination of assistance.

Financial Resources.

Planned Sources and Uses

Programs	Total Vouchers	Funding
Glendale HCV Voucher HAP		\$28,426,752
Glendale HCV Admin Fee		\$2,259,994
Glendale HCV Total	1592	\$30,686,746
VASH HAP		\$183,060
VASH Admin Fee		\$27,770
VASH Total	15	\$210,830
Mainstream Voucher (MSV)		\$244,776
MSV Admin Fee		\$25,919
MSV Total	14	\$270,695
Fair Share Voucher (FSV)		\$861,840
FSV Admin Fee		\$83,311
FSV Total	45	\$945,151
Emergency Housing Voucher (EHV)		\$4,517,100
EHV Admin Fee		\$416,556
EHV Total	225	\$4,933,656
Port HAP		\$17,713,152
Port Admin Fee		\$1,097,073
Port Total	992	\$18,810,225
GRAND TOTAL	2883	\$55,857,303

* Assumes full funding for all needs.

Rent Determination.

- **Small Area Fair Market Rents (SAFMRs) ***
As a designated SAFMR agency, the GHA implemented payment standards based on Small Area Fair Market Rents (SAFMRs) effective January 1, 2025. SAFMRs were applied to all vouchers in the GHA's jurisdiction.
The GHA established payment standards for each ZIP code which were set within the HUD-mandated basic range of 90% to 110% of the SAFMR. When SAFMR-related adjustments resulted in lower payment standards, the PHA implemented a hold-harmless policy to safeguard families from rent increases. As a result, families who remained in the same assisted unit retained their original payment standard.

SAFMR Payment Standard Matrix

ZIP CODE	0 bdrm.	1 bdrm.	2 bdrm.	3 bdrm.	4 bdrm.
91201	\$ 1,980	\$ 2,240	\$ 2,830	\$ 3,589	\$ 3,960
91202	\$ 2,000	\$ 2,250	\$ 2,840	\$ 3,589	\$ 3,960
91203	\$ 1,955	\$ 2,207	\$ 2,798	\$ 3,589	\$ 3,960
91204	\$ 1,955	\$ 2,207	\$ 2,798	\$ 3,589	\$ 3,960
91205	\$ 2,000	\$ 2,240	\$ 2,830	\$ 3,589	\$ 3,960
91206	\$ 2,000	\$ 2,230	\$ 2,810	\$ 3,589	\$ 3,960
91207	\$ 2,015	\$ 2,280	\$ 3,000	\$ 3,620	\$ 4,010
91208	\$ 2,025	\$ 2,290	\$ 2,875	\$ 3,650	\$ 4,040
91214	\$ 2,125	\$ 2,407	\$ 3,200	\$ 3,850	\$ 4,250
91020	\$ 1,955	\$ 2,240	\$ 2,800	\$ 3,589	\$ 3,960
91210	\$ 2,511	\$ 2,808	\$ 3,546	\$ 4,509	\$ 4,995
91046	\$ 1,760	\$ 2,000	\$ 2,519	\$ 3,234	\$ 3,564

- **Applying Payment Standards Increases ***
Under the previous rules, when payment standards increased, the GHA applied the new payment standard at the family's next annual reexamination. Under the new HUD rules, the increased payment standard will be applied no later than the earliest of the following:
 - The effective date of a gross rent increase that would result in an increase in the family's share of rent.
 - The family's first regular or interim reexamination.
 - One year following the effective date of the payment standard increase.
- **Annual Income ***
Under the current policy, the GHA provides a list of mandatory income inclusions and exclusions. In accordance with the updated HUD definition under HOTMA, annual income will now include all sources of income unless specifically excluded by HUD. A comprehensive list of income exclusions has been provided by HUD and incorporated into the GHA's administrative plan.
- **Earned Income Disallowance ***
Under HOTMA, the Earned Income Disregard (EID) was eliminated for new participants effective December 31, 2023. Families already receiving EID as of this date may continue to benefit for up to 24 months. However, no EID benefits will be available after December 31, 2025, as the program sunsets on January 1, 2026.
- **State Payments to Allow Individuals with Disabilities to Live at Home ***
Under the current policy, state payments are excluded only for family members with developmental disabilities. With the implementation of HOTMA policies, these payments will be excluded from income calculations for all disabled individuals.
- **Student Financial Assistance ***
Under the current policy, the GHA excludes nearly all student financial assistance from income calculations. With the implementation of HOTMA policies, the treatment of student financial assistance will vary based on the type of assistance received. All types of student financial assistance received under Title IV of the Higher Education Act (HEA) will be excluded from income. Other types of student financial assistance may be included, depending on the student's actual covered costs.
- **Calculating Annual Income ***
Under the current policy, the GHA calculates annual income by projecting it based on the applicant's or participant's current income, regardless of the examination type. With the implementation of HOTMA policies, the GHA will adopt the following procedures:
 - **Initial Occupancy and Interim Reexaminations:** Annual income will be calculated based on anticipated income for the next 12 months.
 - **Annual Reexaminations:** Income will be calculated based on the previous 12-month period, adjusted to reflect any current changes in income.
- **Level 4 Hierarchy Verification**
Under the new HUD rules, two types of Level 4 verification are identified: written-third party verification from the source and EIV + self-certification. At annual reexaminations, the GHA may utilize EIV + self-certification as verification of employment income if the family agrees with the income amounts listed in the EIV report and there are no reported changes to the income source.

- **Interim Reexaminations ***
Under the current policy, the GHA conducts interim reexaminations for any reported decrease in income or increase in allowances that results in a reduction in the Total Tenant Payment (TTP). For income increases, interim reexaminations are conducted if the resulting tenant rent increases by more than \$10 per month.
With the implementation of HOTMA policies, the GHA will revise its interim reexamination procedures as follows:
 - **Decreases in Adjusted Income:** Interim reexaminations will be conducted for decreases in adjusted income of 10% or more.
 - **Increases in Unearned Income:** Interim reexaminations will be processed for increases in unearned income that result in a 10% or greater rise in adjusted income.
 - **Increases in Earned Income:** Interim reexaminations will be conducted for earned income increases only if:
 - The increase results in a 10% or greater rise in adjusted income; and
 - The family previously received an interim reduction during the same reexamination cycle.
- **HUD's Enterprise Income Verification (EIV) System**
Under the current policy, the GHA obtains an Enterprise Income Verification (EIV) report to conduct all reexaminations.
Under the new HUD rules, obtaining EIV reports will no longer be required for interim reexaminations. However, EIV reports may still be obtained if deemed necessary.
- **Non-Interim Reexamination Transactions**
Under the new HUD regulations, certain household changes may not necessitate an interim reexamination under PHA policy or HUD guidelines but must still be reported to HUD as non-interim reexamination transactions. In such cases, the PHA will submit a Non-Interim Reexamination action code on Form HUD-50058 to ensure compliance with reporting requirements.
- **Asset Inclusions and Exclusions ***
Under the new HOTMA rules, HUD categorizes assets into two types: real property (e.g., land, a home) and personal property (e.g., boats, bank accounts).
 - **Excluded Assets:** The value of necessary personal property is excluded from the calculation of net family assets. Necessary personal property includes items essential for maintaining a home, employment, education, or health, such as:
 - Cars used for commuting
 - Medical devices
 - Personal effects
 - Disability-related items
 Additionally, retirement accounts and the value of real property that the family does not have legal authority to sell, such as property involved in litigation, are also excluded.
 - **Included Assets:** Non-necessary personal property includes luxury items, bank accounts, financial investments, and other non-essential belongings. The combined value of these assets is included in net family assets only if it exceeds the HUD-published threshold, which is updated annually (\$51,600 for 2025). Asset values below this threshold are excluded from net family assets.
- **Determining Income from Assets ***
Under the current policy, for net family assets of \$5,000 or less, the GHA includes the actual income from the assets in annual income. For assets exceeding \$5,000, the GHA includes the greater of:
 - The actual income generated by the assets, or
 - The imputed income, calculated by multiplying the total cash value of the assets by the PHA-determined passbook savings rate.
 Under the new HOTMA rules, the following changes will be implemented:
 - Actual income from assets will continue to be included in annual income.
 - For net family assets exceeding the HUD-published threshold amount (adjusted annually; \$51,600 for 2025), if the actual income cannot be calculated (e.g., for real property or non-necessary personal property), the imputed income will be determined by multiplying the net cash value of the assets by the HUD-published passbook rate.
 - Imputed income will not be applied to assets that generate no actual income (e.g., non-interest-bearing accounts).
- **Self-Certification of Assets**
Under the current policy, the GHA allows self-certification of assets during streamlined annual reexaminations if the total value of the assets is less than \$5,000. Under the new HOTMA rules, the GHA will continue to permit self-certification of assets during streamlined annual reexaminations when net family assets fall below the HUD-published threshold, which is updated annually (\$51,600 for 2025).
- **Dependent Deduction ***
Under the new HOTMA rules, the \$480 dependent deduction and the \$525 elderly or disabled family deduction will be adjusted annually based on changes to the Consumer Price Index (CPI). Adjustments will be rounded down to the nearest \$25 increment.
- **Health And Medical Care Expenses Deduction ***
Under the new HOTMA rules, HUD has revised the definition of health and medical care expenses to include “any costs incurred in the diagnosis, cure, mitigation, treatment, or prevention of disease, or payments for treatments affecting any structure or function of the body.”
Under the current policy, the GHA deducts out-of-pocket medical and disability assistance expenses when they exceed three percent of annual income. Under the new HOTMA rules, this threshold has been increased to ten percent of annual income.
- **Hardship Exemptions for Health and Medical Care Expenses ***
To mitigate the impact of the increased threshold for the Health and Medical Care Expense Deduction, HOTMA introduced hardship exemptions:
 - **Phased-In Relief:** For families receiving the deduction upon the implementation of the new policy, the increased threshold will be phased in incrementally over a 24-month period:
 - During the first 12 months, five percent of out-of-pocket medical expenses exceeding annual income will be deducted.
 - During the next 12 months, seven and a half percent of out-of-pocket medical expenses exceeding annual income will be deducted.
 - **General Relief:** Families may request a hardship exemption if they experience increased health, medical, or disability-related expenses, or financial hardship resulting from changes in circumstances that do not trigger an interim reexamination. Examples include:
 - Awaiting determination of benefits.
 - Income loss due to job loss, death, or disasters.
 Relief under the General Relief category will end after 90 days unless the family requests an extension and continues to qualify. Extensions may be granted on a case-by-case basis, with no limit on the number of 90-day extensions.

- **Hardship Exemptions for Childcare ***

Under the new HOTMA rules, families who lose eligibility for the childcare expense deduction may request a financial hardship exemption if they are unable to pay rent without the deduction and can demonstrate that childcare expenses remain necessary. This applies even if the family member is not currently working, seeking work, or pursuing education. If the exemption is approved, the PHA will recalculate the family's adjusted income and continue applying the deduction. Hardship exemptions are granted for up to 90 days, with optional 90-day extensions based on family circumstances and at the discretion of the PHA. There is no limit to the number of extensions that may be granted.

Operation and Management.

- **Foster Youth to Independence (FYI) Program Vouchers ***

The Glendale Housing Authority (GHA) plans to apply for funding to administer five Foster Youth to Independence (FYI) program vouchers in collaboration with the Los Angeles County Department of Children and Family Services (DCFS). To support this effort, GHA will:

- Establish a Memorandum of Understanding (MOU) with DCFS.
- Open it's HCV waiting list **for FYI applicants only.**
- Establish a limited local preference in the administrative plan to prioritize FYI applicants for selection from the waiting list.
- Submit Form HUD-52515 to HUD to request non-competitive funding.
- Upon approval, HUD's Financial Management Division (FMD) and Financial Management Center (FMC) will process the request, and an amended Annual Contributions Contract (ACC) will be issued within 60 business days. Funding will be allocated on a rolling basis, subject to availability.
- The policies for the administration of the FYI program have been added to chapter 17, Special Purpose Vouchers of the Administrative Plan. Below is a summary of the Discretionary GHA policies for the FYI Program:

- **FYI Liaison Responsibilities and Referral Process**

The PHA and PCWA have designated staff as lead FYI liaisons to manage referrals. The PCWA must ensure eligible youth are identified and determined eligible promptly.

When vouchers are available, the PHA liaison will notify the PCWA liaison via email, requesting referrals. The PCWA must provide:

- A list of eligible referrals with names, addresses, and contact information.
- Completed release forms.
- Written certifications confirming eligibility.

The PHA will retain certifications and related eligibility documentation in participant files.

- **Referral Review and Waiting List Process**

Within 10 business days of receiving referrals from the PCWA, the PHA will:

- Review the HCV waiting list and confirm with the PCWA whether referrals are already on the list.
- Retain the original position for referrals already on the list and mark them as FYI-eligible.
- Assist referrals not on the list with completing a pre-application or application, as applicable. Once completed, these referrals will be added to the HCV waiting list with the date and time of the original referral and marked as FYI-eligible.

- **Criminal History Information**

Subject to privacy laws, the PCWA will share any available information about the applicant's criminal history with the PHA. The PHA will review this information when making eligibility determinations, following the policies outlined in Chapter 3, Part III.

- **Notification of Ineligibility**

Applicants who do not meet the eligibility criteria outlined in Chapter 3 of this section will receive written notification from the PHA. The notification will state the reasons for ineligibility and provide an opportunity for an informal review, in accordance with policies in Section 3-III.F.

- **Notification and Briefing for Eligible Applicants**

Eligible applicants will be notified in writing by the PHA, in accordance with Section 3-III.F. FYI youth will receive briefings, covering all elements of the written and oral briefing as outlined in Chapter 5, Part I.

- **Voucher Issuance and Extensions**

Vouchers will be issued per Chapter 5, Part II policies. The PHA will allow one additional 30-day extension beyond the first automatic extension, for any reason, not limited to those specified in Section 5-II.E.

- **Extensions of Assistance**

FYI voucher holders may receive an extension of assistance for up to 24 months beyond the 36-month time limit during the following circumstances:

- If the voucher holder certifies that they are parent or household member responsible for the care of:
 - A dependent child under the age of six, or
 - An incapacitated person. The PHA defines an incapacitated person as an individual unable to handle their affairs due to a mental disability or medical condition, as determined by a physician or court.
- If the voucher holder is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program. The PHA will define regular and active participation in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with the statutory requirements. The FYI voucher holder will be required to self-certify that they meet this exception on a PHA-provided form. This certification is the only documentation that the FYI voucher holder must submit.
- If the voucher holder was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.
- If the voucher holder was enrolled in an institution of higher education, or an institution that meets the definition of a proprietary institution of higher education.
- If the voucher holder was participating in a career pathway, as defined in Section 3 of the Workforce Innovation and Opportunity Act.
- The FYI voucher holder was employed. The PHA considers FYI voucher holders employed if they work at least 20 hours per week. Exceptions may be granted if hours are reduced due to circumstances beyond the voucher holder's control or temporarily reduced due to a verified family emergency.
- If the voucher holder is a person who is incapable of complying with the requirement to engage in education, workforce development, or employment activities due to a documented medical condition. The PHA will apply this requirement in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with statutory requirements. The FYI voucher holder will be required to self-certify that they meet this exception on a PHA-provided form.

- **Verification of Compliance and FYI Assistance Extensions**

The PHA will verify compliance with education, workforce development, or employment requirements or one of the statutory exceptions at the end of the 36-month and 48-month periods, prior to the FYI voucher holder's scheduled annual reexamination. Compliance will not be verified at the 60-month mark.

At least 60 days before the annual reexamination date, the PHA will notify FYI voucher holders in writing about the extension process, eligibility conditions, and how to demonstrate compliance.

The PHA will verify that the voucher holder participated in one of these activities for at least nine of the 12 months preceding the end of the 36-month or 48-month period. If the nine-month requirement is not yet met at the time of verification but will be fulfilled by the end of the period, the voucher holder will still be considered compliant.

FYI voucher holders must submit a certification to the PHA confirming they meet one of the exceptions.

- The PHA will not grant a selection preference on the HCV waiting list to FYI voucher holders terminated due to reaching the time limit on assistance.

• **Emergency Housing Voucher Program (EHV) ***

The policies for the Emergency Housing Voucher (EHV) program, initially adopted as a policy addendum, have now been incorporated into the administrative plan as Chapter 18. Below is a summary of the Discretionary GHA policies for the EHV Program:

- The GHA has established policies to provide the following forms of financial assistance to support the housing of EHV families:
- **Security Deposit Assistance:** Limited to the lesser of:
 - Two months' rent to the owner.
 - The maximum security deposit allowed under applicable state or local law.
 - The actual security deposit required by the owner, up to \$3,500.
- **Application fees/non-refundable administrative or processing fees/refundable application deposit assistance.**
- **Utility Deposit Assistance**
- **Moving Expenses**
- **Essential household items**
- **Renter's insurance if required by the lease**
- **Owner Recruitment and Outreach for EHVs**
- **Owner Incentive and Retention Payments**
 - **Welcome to the Section 8 Program:** A one-time \$3,000 bonus for owners new to the program or inactive for over 12 months.
 - **Welcome Back to the Section 8 Program:** A one-time \$2,000 bonus for owners re-enrolling within 12 months after exiting the program.
 - **Loyalty Program:** A \$2,000 bonus for existing owners who lease to a new Section 8 tenant, capped at \$6,000 per owner.
 - **Inspection Holding Program:** A bonus of up to \$1,000 to cover the daily proration of the agreed contract rent from the unit's availability date.
- **CoC and Partnering Agency Referrals**

The CoC or partnering agency must identify EHV-eligible individuals and families, certify eligibility based on one of the four EHV criteria, and refer them to the PHA.

Per the MOU, designated staff liaisons from the GHA and partnering agencies will manage referrals. The CoC or agency must ensure timely identification and eligibility determination.

The PHA liaison will handle criminal background clearances and notify the CoC and agency of results. The agency will provide release forms, written certifications, and supporting documents for eligibility. The PHA will issue vouchers once eligibility is confirmed.
- **Waiting List**

The PHA will post information about the EHV program on its website. The notice will:

 - Describe the eligible populations for EHVs.
 - Clarify that EHV availability is managed through a direct referral process.
 - Advise families to contact the CoC or referral partners if they believe they may qualify for EHV assistance.
 - The PHA will refer any applicant on the HCV waiting list that indicated they qualified for the homeless or VAWA preference to the CoC.
- **Permissive Denial**

In consultation with the CoC, the PHA will apply permissive denials during the screening process for EHV applicants. Determinations will be based on an individualized assessment of mitigating information, in accordance with policies outlined in Section 3-III.E.

The following permissive prohibitions will be established by the PHA:

If, within the past 12 months, a household member:

 - Engaged in violent criminal activity or other criminal behavior that threatens the health, safety, or peaceful enjoyment of others.
 - Committed fraud, bribery, or another corrupt act related to a federal housing program.
 - Engaged in or threatened abusive or violent behavior toward PHA personnel.

The PHA will also deny assistance to household members already receiving aid from another program, in compliance with Section 9.h. of Notice PIH 2021-15.

Prohibitions for drug possession will be assessed separately from violent criminal activity.

The PHA will not deny admission based on:

 - Evictions from federally assisted housing within the last five years.
 - Terminations of prior assistance.
 - Outstanding debts to PHAs.
 - Past breaches of repayment agreements.
 - Alcohol abuse standards under 24 CFR 982.553(a)(3).
 - Drug-related criminal activity within a reasonable timeframe before admission.
- **Social Security Number and Citizenship Status Verification**

The PHA will not admit EHV applicants who fail to provide the required Social Security Number or citizenship documentation during the initial eligibility determination. However, the PHA will work closely with the CoC agency to assist applicants in obtaining the necessary documentation.
- **Age and Disability Verification**

The PHA will not accept self-certification of date of birth and disability status.
- **Income Targeting**

The PHA will not include the admission of extremely low-income EHV families in its income targeting numbers for the fiscal year in which these families are admitted.
- **Housing Search Assistance**

As outlined in the MOU between the PHA and CoC, the following housing search assistance will be provided to EHV families:

 - **PHA Responsibilities:**
 - Conduct owner outreach in accordance with policies in Chapter 13.
 - Provide directions to potential units as part of the EHV briefing packet.
 - Expedite the leasing process for EHV families to the extent practicable.
 - Conduct proactive check-ins every 30 days via email or telephone to assist families actively searching and remind them of their voucher expiration date.
 - Assign a dedicated owner liaison for EHV families.
 - **CoC Responsibilities:**
 - Help families identify potential units, including accessible units for individuals with disabilities and units in low-poverty neighborhoods.
 - Provide transportation assistance to view potential units.
 - Assist families in completing rental applications.
- **Payment Standards**

The GHA may establish a higher payment standard amount for EHVs.

- **De Minimis Errors**
Under the new HOTMA rules, PHAs will not be considered noncompliant for annual income determination errors that result in a deviation of no more than \$30 per month (\$360 annually) in adjusted family income. If a family is overcharged rent due to such errors, the GHA is required to take corrective action to credit or repay the overcharged amount. However, families are not obligated to repay the PHA for any undercharges caused by miscalculations.
- **National Standards for the Physical Inspection of Real Estate (NSPIRE)***
HUD has introduced a new inspection protocol for the Section 8 program, replacing the previous Housing Quality Standards (HQS). The new protocol, known as the National Standards for the Physical Inspection of Real Estate (NSPIRE), will be implemented by the GHA effective October 1, 2025. NSPIRE focuses on identifying health, safety, and functional defects rather than cosmetic issues, ensuring inspection results better reflect the true physical condition of a property. The protocol includes affirmative habitability requirements for all inspectable areas to meet minimum standards.
- **Affirmative Habitability Requirements: Inside**
 - Must include at least 1 battery-operated or hard-wired smoke detector, in proper working condition, on each level of the property.
 - Must meet or exceed the carbon monoxide detection standards set by the Secretary through Federal Register notification.
 - Any outlet installed within 6 feet of a water source must be GFCI protected.
 - Must have a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically.
 - Must have permanently mounted light fixtures in any kitchens and each bathroom.
 - May not contain unvented space heaters that burn gas, oil or kerosene.
- **Affirmative Habitability Requirements: Outside**
 - Any outlet installed within 6 feet of a water source must be GFCI-protected.
 - Must have a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically.
- **Affirmative Habitability Requirements: Unit**
 - Must have hot and cold running water in the bathroom and kitchen, including an adequate source of safe drinking water in the bathroom and kitchen.
 - Must include its own bathroom or sanitary facility that is in proper operating condition and usable in privacy. It must contain a sink, a bathtub or shower, and an interior flushable toilet.
 - Must have at least one battery-operated or hard-wired smoke detector, in proper working condition, in the following locations:
 - On each level of the unit AND
 - Inside each bedroom or sleeping area AND
 - With 21 feet of any door to a bedroom measured along a path of travel AND
 - Where a smoke detector is installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed in the living area side of the door.
 - If the unit is occupied by a hearing-impaired person, the smoke detectors must have an alarm system designed for hearing-impaired persons.
 - Must have a living room and a kitchen area with a sink, cooking appliance, refrigerator, food preparation area and food storage area.
 - Must have two working outlets or one working outlet and one permanent light fixture within all habitable rooms.
 - Must have a permanently mounted light fixture in each bathroom and in the kitchen.
 - Outlets within 6 feet of water source must be GFCI-protected.
 - Must have permanently installed heating source.
 - No units may contain unvented space heaters that burn gas, oil or kerosene.
 - Must have a guard rail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically.
 - Must have at least one bedroom or living/sleeping room for each two persons.
- **National Standards for the Physical Inspection of Real Estate (NSPIRE)**
The GHA has also implemented the following HUD mandated Life-Threatening Deficiencies which must be corrected within 24 hours.

Inspectable Item	Deficiency
Call-for-Aid System	System is blocked, or pull cord is higher than 6 inches off the floor.
	System does not function properly
Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
	Carbon monoxide alarm is obstructed.
Chimney	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Clothes Dryer Exhaust Ventilation	Chimney exhibits signs of structural failure.
	Electric dryer transition duct is detached or missing.
	Gas dryer transition duct is detached or missing.
	Electric dryer exhaust ventilation system has restricted airflow.
	Dryer transition duct is constructed of unsuitable material.
Door – Entry	Gas dryer exhaust ventilation system has restricted airflow.
	Entry door is missing.
Door – Fire Labeled	Fire labeled door is missing.
	Obstructed means of egress.
	Sleeping room is located on the third floor or below and has an obstructed rescue opening.
Egress	Fire escape is obstructed.
	Outlet or switch is damaged.
	Exposed electrical conductor.
	Water is currently in contact with an electrical conductor.
Electrical – Conductor, Outlet, and Switch	
Electrical – Service Panel	The overcurrent protection device is damaged.
Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Fire Escape	Fire escape component is damaged or missing.
Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.
	Fire extinguisher service tag is missing, illegible, or expired.
	Fire extinguisher is damaged or missing.
Flammable and Combustible Items	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater; OR Improperly stored chemicals.
Guardrail	Guardrail is missing or not installed.
	Guardrail is not functionally adequate.

		<table border="1"> <tr> <td data-bbox="228 128 591 310">Heating, Ventilation, and Air Conditioning (HVAC)</td> <td data-bbox="591 128 1471 310"> <p>The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.</p> <p>Unvented space heater that burns gas, oil, or kerosene is present.</p> <p>Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.</p> <p>Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.</p> </td> </tr> <tr> <td data-bbox="228 310 591 338">Leak – Gas or Oil</td> <td data-bbox="591 310 1471 338">Natural gas, propane, or oil leak.</td> </tr> <tr> <td data-bbox="228 338 591 365">Mold-like Substance</td> <td data-bbox="591 338 1471 365">Presence of mold-like substance at extremely high levels is observed visually.</td> </tr> <tr> <td data-bbox="228 365 591 428" rowspan="3">Smoke Alarm</td> <td data-bbox="591 365 1471 392">Smoke alarm is not installed where required.</td> </tr> <tr> <td data-bbox="591 392 1471 417">Smoke alarm is obstructed.</td> </tr> <tr> <td data-bbox="591 417 1471 428">Smoke alarm does not produce an audio or visual alarm when tested.</td> </tr> <tr> <td data-bbox="228 428 591 569" rowspan="4">Sprinkler Assembly</td> <td data-bbox="591 428 1471 476">Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.</td> </tr> <tr> <td data-bbox="591 476 1471 520">Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.</td> </tr> <tr> <td data-bbox="591 520 1471 546">Sprinkler assembly has evidence of corrosion.</td> </tr> <tr> <td data-bbox="591 546 1471 569">Sprinkler assembly has evidence of foreign material that is detrimental to performance.</td> </tr> <tr> <td data-bbox="228 569 591 594">Structural System</td> <td data-bbox="591 569 1471 594">Structural system exhibits signs of serious failure.</td> </tr> <tr> <td data-bbox="228 594 591 619">Toilet</td> <td data-bbox="591 594 1471 619">Only 1 toilet was installed, and it is missing.</td> </tr> <tr> <td data-bbox="228 619 591 659" rowspan="2">Water Heater</td> <td data-bbox="591 619 1471 644">Chimney or flue piping is blocked, misaligned, or missing.</td> </tr> <tr> <td data-bbox="591 644 1471 659">Gas shutoff valve is damaged, missing, or not installed.</td> </tr> </table>	Heating, Ventilation, and Air Conditioning (HVAC)	<p>The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.</p> <p>Unvented space heater that burns gas, oil, or kerosene is present.</p> <p>Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.</p> <p>Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.</p>	Leak – Gas or Oil	Natural gas, propane, or oil leak.	Mold-like Substance	Presence of mold-like substance at extremely high levels is observed visually.	Smoke Alarm	Smoke alarm is not installed where required.	Smoke alarm is obstructed.	Smoke alarm does not produce an audio or visual alarm when tested.	Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.	Sprinkler assembly has evidence of corrosion.	Sprinkler assembly has evidence of foreign material that is detrimental to performance.	Structural System	Structural system exhibits signs of serious failure.	Toilet	Only 1 toilet was installed, and it is missing.	Water Heater	Chimney or flue piping is blocked, misaligned, or missing.	Gas shutoff valve is damaged, missing, or not installed.	
Heating, Ventilation, and Air Conditioning (HVAC)	<p>The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.</p> <p>Unvented space heater that burns gas, oil, or kerosene is present.</p> <p>Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.</p> <p>Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.</p>																								
Leak – Gas or Oil	Natural gas, propane, or oil leak.																								
Mold-like Substance	Presence of mold-like substance at extremely high levels is observed visually.																								
Smoke Alarm	Smoke alarm is not installed where required.																								
	Smoke alarm is obstructed.																								
	Smoke alarm does not produce an audio or visual alarm when tested.																								
Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.																								
	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.																								
	Sprinkler assembly has evidence of corrosion.																								
	Sprinkler assembly has evidence of foreign material that is detrimental to performance.																								
Structural System	Structural system exhibits signs of serious failure.																								
Toilet	Only 1 toilet was installed, and it is missing.																								
Water Heater	Chimney or flue piping is blocked, misaligned, or missing.																								
	Gas shutoff valve is damaged, missing, or not installed.																								
		<p>• Remote Video Inspections (RVIs) The GHA has implemented a new policy allowing the option to conduct Remote Video Inspections (RVIs). With supervisory approval, RVIs may be used to verify that previously identified deficiencies have been corrected.</p> <p>Significant Amendment/Modification. All policy changes are reflected in the following elements: 1) Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions, 2) Rent Determination, 3) Operation and Management. Significant amendments for each element are marked with an asterisk (*).</p>																							
<p>B.2</p>		<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>																							
<p>B.3</p>		<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>1) Goal: Continue to develop and maintain a good working relationship with other PHAs so that families and property owners can benefit through the portability process of the Housing Choice Voucher Program. Our agency is unique in the high amount of incoming portable vouchers leasing in our agency. ❖ Progress Report: In calendar year 2024, our agency received and processed 74 incoming portable clients. The largest number ported from HACLA, followed by Burbank, LACDA and a mix of other housing authorities. a. Goal: Perform monthly and timely reconciliation for Housing Assistance Payments; ❖ Progress Report: Portability payment reconciliations are completed on an ongoing basis. b. Goal: Establish a single port contact person to ensure easy coordination; ❖ Progress Report: GHA has established a single point of contact to receive incoming portable client files. c. Goal: Continue membership in professional organizations that allow for interactions and coordination with other local agencies. ❖ Progress Report: The GHA is a member of the following professional peer organizations: • National Association of Housing and Redevelopment Officials (NAHRO) • California Association of Housing Authorities (CAHA) • Public Housing Authorities Directors Association (PHADA)</p> <p>2) Goal: Maintain optimal leasing rate to benefit as many participants as possible, given constraints by HUD and local rental market. ❖ Progress Report: The GHA is authorized by HUD to administer 1,592 Housing Choice Vouchers. However, due to budgetary constraints, only 1,445 vouchers are currently under lease. In December, HUD notified the GHA that it had exceeded its budget authority and was in shortfall status. As a result of this designation, HUD has mandated a temporary halt to leasing new clients from the waiting list. The GHA will collaborate closely with HUD's shortfall team to address the situation. Steps may include applying for all available supplemental funding opportunities until the GHA comes out of shortfall and can resume normal operations. a. Goal: Use HUD's 2-year tool for budgeting and forecasting needs. ❖ Progress Report: HUD's 2-year tool is utilized as a part of the GHA's budget forecasting process. b. Goal: Review and monitor monthly attrition and deceased tenant report. ❖ Progress Report: The Glendale Section 8 program experiences an average attrition of five vouchers per month. c. Goal: Review payment standard to ensure comparable market rates. ❖ Progress Report: Effective January 1, 2025, HUD designated the GHA as a mandatory Small Area Fair Market Rents (SAFMR) agency. This designation required the GHA to establish payment standards based on SAFMRs for each ZIP code within its jurisdiction. In compliance with HUD guidelines, the GHA set payment standards within the allowable basic range of 90% to 110% of the SAFMR for each ZIP code. These payment standards are designed to promote equitable access to housing in diverse neighborhoods while aligning with local market conditions.</p>																							

	<p>d. Goal: Monitor and update Section 8 waiting list to ensure applicants can be qualified as quickly as possible when pulled from the list.</p> <p>❖ Progress Report: The GHA ensures that applicant information is promptly updated upon receipt of new or revised details.</p> <p>3) Goal: Offer staff training and education on changing HUD regulations, policies and procedures that affect program participant's eligibility and assistance.</p> <p>a. Goal: Update the Administrative Plan as needed to ensure program compliance.</p> <p>❖ Progress Report: The GHA's Annual Plan incorporates significant policy revisions driven by the implementation of new Housing Opportunity Through Modernization Act (HOTMA) policies and the adoption of the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Section 8 program. These updates aim to enhance program efficiency, ensure regulatory compliance, and improve housing quality standards.</p> <p>b. Goal: Staff training to ensure continuous program compliance and minimize error rates.</p> <p>❖ Progress Report: The GHA has provided both online and internal training opportunities to staff to ensure they remain up to date with the latest HUD regulations. These training sessions aim to enhance staff knowledge, improve program compliance, and maintain high standards of service delivery.</p> <p>c. Goal: Continue to attend professional organizations meetings to regional and national housing organizations.</p> <p>❖ Progress Report: GHA staff has attended conferences hosted by the National Association of Housing and Redevelopment Officials (NAHRO) as well as the California Association of Housing Authorities (CAHA).</p> <p>4) Goal: Update owners and program participants of changes in program policies and regulations.</p> <p>a. Goal: Update participant program briefing packets as needed.</p> <p>❖ Progress Report: Section 8 participants will be updated with the HOTMA implementation date once it is known.</p> <p>b. Goal: Notify owners of policies and regulations that affect program rents.</p> <p>❖ Progress Report: Property owners will be notified of upcoming changes to the inspection protocol. The National Standards for the Physical Inspection of Real Estate (NSPIRE) will be implemented on October 1, 2025. These changes aim to enhance the quality and consistency of property inspections under the Section 8 program.</p> <p>5) Goal: Continue to lobby for additional program funding and vouchers in order to alleviate rent burden and provide housing assistance to new participants.</p> <p>a. Goal: Apply for new NOFAs whenever possible.</p> <p>❖ Progress Report: The GHA is planning to apply for non-competitive funding to administer 5 Foster Youth to Independence program vouchers.</p> <p>b. Goal: Coordinate lobbying efforts with other agencies through national association membership for important budget issues and legislation.</p> <p>❖ Progress Report: There were no lobbying opportunities during this fiscal year.</p> <p>c. Goal: Respond to HUD proposed rules as necessary.</p> <p>❖ Progress Report: The GHA did not respond to any HUD proposed rules.</p> <p>6) Goal: Expand and maintain affordable units on the Section 8 program.</p> <p>a. Goal: Conduct program marketing to attract new owners.</p> <p>❖ Progress Report: EHV incentive bonuses were awarded to owners and used as a marketing and recruitment tool.</p> <p>b. Goal: Conduct owner outreach/appreciation events to ensure a good working relationship with owners.</p> <p>❖ Progress Report: Section 8 Staff is currently planning an owner appreciation event to be hosted in the near future, subject to budgetary constraints.</p> <p>7) Goal: Achieve a "High Performer" designation by HUD.</p> <p>❖ Progress Report: In fiscal year 2023-2024, the GHA was awarded a "High Performer" designation in HUD's Section Eight Management Assessment Program (SEMAP).</p> <p>a. Goal: Perform program audits and staff training to maintain program efficiency.</p> <p>b. Goal: Perform internal quality control of program participants.</p> <p>❖ Progress Report: (a & b) Supervisory quality control is conducted monthly for Section 8 inspections to ensure compliance and accuracy. Participant files processed by new employees are thoroughly reviewed and monitored. Additionally, all applicant files pulled from the waiting list undergo a supervisory review prior to voucher issuance. Periodic file reviews and training sessions are conducted as needed to address specific issues and maintain high standards of program administration.</p>
B.4	<p>Capital Improvements. - Not Applicable</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>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? Y <input checked="" type="checkbox"/> N <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	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 <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
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.

Form identification: CA114-Housing Authority of the City of Glendale Form HUD-50075-HCV (Form ID - 3229) printed by Arthur Bolbolian in HUD Secure Systems/Public Housing Portal at 01/29/2025 12:54PM EST