



Legislation Details (With Text)

File #:	17-076	Version:	1	Name:	ADOPT A RESOLUTION APPROVING THE 2017 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN
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Title:	RESOLUTION NO. R17-19				

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, APPROVING AND AUTHORIZING SUBMISSION OF THE CITY OF GLENDALE'S 2017 COMMUNITY HOUSING STREAMLINED ANNUAL PHA PLAN (form HUD-50075-HP), TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
Staff Contact: Elaine Adamczyk, Interim Director, Community Services

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution No. R17-19, 2. 2017 Annual PHA Plan form HUD 50075-HP

Date	Ver.	Action By	Action	Result
3/28/2017	1	City Council	approved	Pass

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Purpose and Recommended Action

This is a request for City Council to waive reading beyond the title, and adopt a resolution approving the City of Glendale's 2017 Public Housing Agency Annual Plan (hereafter the "PHA Plan"), and authorize the submission of the PHA Plan to HUD no later than April 17, 2017.

Background

Federal regulation requires that all housing authorities have a PHA Plan, and that the PHA Plan be updated and submitted to HUD annually. The PHA Plan includes the Streamlined Annual PHA Plan (High Performer PHAs) (form HUD 50075-HP), Public Housing Admissions and Continued Occupancy Policy, Section 8 Administrative Plan, and Violence Against Women Act (VAWA) Addendum. The 2017 PHA Plan is an Annual Plan.

Changes to the PHA Plan are dictated by federal regulation, or involve local discretion. All changes have been

reviewed and approved by the City Attorney's Office and the members of the Council-appointed Community Development Advisory Committee (CDAC). None of the required substantive changes will impact the provision of services by the City's Community Housing Division.

Analysis

The PHA Plan provides basic information regarding the Section 8 Housing Choice Voucher and Conventional Public Housing Programs that provide rental assistance for low and very low-income families who may otherwise live in substandard housing, or would be homeless. The key substantive changes, as required by the Federal Government, would include:

- Deconcentration and Other Policies that Govern Eligibility, Selection and Admission (Attachment A, pages 5-7): There will be new declarations providing clarity for wait list management stating waiting list will reopen to allow Glendale residents to apply before offering assistance to non-Glendale residents; working history at eligibility, unit location within city limits at admission and first lease up; regulatory requirement for Section 8 assistance to students; and to add a preference for admission for Glendale residents who are U.S. Military Veterans.
- Rent Determination (Attachment A, pages 8-10): Regarding Reasonable Accommodation, there will be new declarations providing clarity for when a family must provide documentation/proof to support the request, if not apparent; documentation at eligibility or ongoing recertification/interim reviews must sufficiently and overwhelmingly support the family claim(s) for household income; to allow a change from a live in aide to a family member under certain circumstances; family termination at owner non-renewal for lease violations (Section 8 only); payment standard increase to 120% of FMR as a reasonable accommodation (Section 8 only); clarification regarding bed bugs and failed inspections (Section 8 only); approving a unit owned by a family as listed in federal regulations, as a reasonable accommodation only if no other unit exists in the City of Glendale that provides the required accommodation (Section 8 only); final payment to a unit owner during termination of assistance (Section 8 only); restraint of animals during unit inspections (Section 8 only); family responsibility for their living conditions, failed inspections (Section 8 only); landlord responsibility to repair inoperable appliances or plumbing (Section 8 only); and adding to the list of items to be inspected during a HUD inspection (Public Housing only).
- Safety and Crime Prevention (Violence Against Women Act (VAWA)) (Attachment A, page 11): Policies were updated to reflect the changes in the Federal Violence Against Women Act of 2013 (VAWA) to include the addition of an Emergency Transfer Plan; update definitions for affiliated individuals and partners, priority transfers in Public Housing and portability in the Section 8 Housing Choice Voucher program; policy changes to comply in its entirety to the Violence Against Women Reauthorization Act of 2013 (Final Rule implementation published November 16, 2016), including removing the reference to affiliated individual as an applicant, and adding to lease violations when a program participant allows the perpetrator to move back as a member of the household after removal.
- In addition, the Financial Resources reflect estimated funding levels for FY 2017-18 (Attachment A, page 4).

On February 16, 2017, the Glendale Community Housing Division presented the PHA Plan to the Community Development Advisory Committee (CDAC) and a public hearing was conducted. The CDAC unanimously recommended the PHA Plan for approval by City Council, with no suggested changes to the proposed Plan. No members of the public attended the public hearing.

Community Benefit/Public Involvement

The City Council last reviewed and approved the City of Glendale's PHA Plan on March 22, 2016.

The Glendale Community Housing Division solicited input from staff, program participants, and the general public on any proposed revisions or modifications to the PHA Plan during a 45-day public comment period, which began on December 30, 2016. The public comment period and public hearing on the PHA Plan was posted in the Glendale Star, was available for review at the Glendale Community Housing administrative office, and was also posted on the City's web site. The Plan was also submitted to the City Clerk for public access.

Budget and Financial Impacts

There are no costs associated with the PHA Plan review, approval, and submission process.

Submitting the PHA Plan to HUD allows the City's Community Housing Division to continue to receive federal funds for rental assistance payments. The Community Housing Division pays over \$10 million in Section 8 Housing Choice Voucher rental assistance payments annually to Glendale landlords. Both rental assistance programs assist 3,581 persons to live in safe, sanitary, and affordable rental housing in the City of Glendale.