

# Streamlined Annual PHA Plan (HCV Only PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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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-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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

<b>A.</b>	<b>PHA Information.</b>				
<b>A.1</b>	<p>PHA Name: <u>City of Peekskill</u> PHA Code: <u>NY123</u>          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2021</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Housing Choice Vouchers (HCVs) <u>560</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p>				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
Lead HA:					

<b>B.</b>	<b>Annual Plan.</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></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"/> 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>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N   N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.4</b>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations</a>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</a>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>B.6</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Goal: Expand the supply of assisted housing</p> <ul style="list-style-type: none"> <li>Opened the HCV Program waiting list in March 2020 and accepted new applications.</li> <li>Created an online briefing presentation to help get more applicants on the program.</li> <li>Utilized HUD Waivers to increase leasing of new voucher holders.</li> </ul> <p>Goal: Improve the quality of assisted housing</p> <ul style="list-style-type: none"> <li>Conducted file audits to maintain quality control.</li> <li>Utilized HUD Waivers for housing quality standard inspections during the pandemic; through conducting video inspections and having signed certifications from the Owner and Tenant confirming repairs to the unit.</li> <li>Continue to strive to maintain our "High Performer Status" on HUD SEMAP</li> </ul> <p>Goal: Increase assisted housing choices</p> <ul style="list-style-type: none"> <li>Conducted continuous outreach efforts to potential landlords through phone meetings and Zoom meetings.</li> <li>Gained 12 new landlords on the program through our outreach efforts.</li> <li>Worked with other community agencies to help assist us in finding low-income housing for our clients.</li> <li>Continue to research for possible opportunities to bring Project Based Vouchers to the jurisdiction we serve.</li> <li>On a continuous basis we refer participants who are ready for home ownership to agencies that have a Section 8 Home Ownership Program.</li> </ul> <p>Goal: Preserve low-income housing for the long-term</p> <ul style="list-style-type: none"> <li>Worked more with outside agencies to help clients with resources during the pandemic.</li> <li>Informed landlords of the Eviction Moratorium and encouraged them to have their tenants report any income changes to our agency.</li> </ul> <p>Goal: Promote self-sufficiency and asset development of assisted households.</p> <ul style="list-style-type: none"> <li>Advertised job postings for current participants looking for work</li> <li>Encouraged participants to apply for the City of Peekskill job postings by referring them to our Personnel Department to view job postings.</li> <li>Conducted zero income briefings on a monthly basis to ensure participants were actively seeking financial means to support themselves through employment.</li> <li>Promoted other agencies food pantries and assistance programs to help our clients during the pandemic.</li> </ul> <p>Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> <li>Conducted online trainings of HUD Regulations (Fair Housing and VAWA laws) to staff.</li> <li>Educated landlords on fair housing laws when doing outreach efforts.</li> <li>Referred families to the Westchester County Human Rights Commission Office for more information on fair housing laws and if they felt their rights were violated.</li> <li>Implemented an Emergency Transfer Plan for all victims of domestic violence who are participants on the program. This plan is to help ease the moves of participants who are victims of domestic violence. Created an Acknowledgement of VAWA Form in 2018 for participants to sign that they received information pertaining to their rights on VAWA. This form is included with the HUD Form-50066 Certification of Domestic Violence, Dating Violence, or Stalking and other information on the VAWA Law and their rights when it comes to their subsidy. These forms are given at the initial and at every re-examination.</li> <li>The City of Peekskill City Clerk's Office offers us translation services to help us better serve our Hispanic population on the program.</li> </ul>
<b>B.7</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) 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>