

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	PHA Name: <u>Housing Authority of the City of Glendale</u> PHA Code: <u>CA114</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</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: ☒ Annual Submission ☐ Revised Annual Submission Public 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: Housing Department Front Counter, 141 N Glendale Ave #202, Glendale, Ca 91206 Online at: www.glendaleca.gov/government/departments/community-development/housing/housing-section-8-program. The plan is also available by emailing: Edgar Akopyan at eakopyan@glendaleca.gov ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below) <table border="1"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
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B.	Plan Elements.										
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.										

- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☐ ☒ Rent Determination.
☒ ☐ Operation and Management.
☐ ☒ Informal Review and Hearing Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Financial Resources:

Financial Resources Required to Fully Fund All Programs

Programs	Total Vouchers	Funding
Glendale HCV HAP		\$30,891,168
Glendale HCV Admin Fee		\$2,380,479
Glendale HCV Total	1,592	\$33,271,647
VASH HAP		\$261,900
VASH Admin Fee		\$29,250
VASH Total	15	\$291,150
Mainstream Voucher HAP (MSV)		\$272,160
MSV Admin Fee		\$27,300
MSV Total	14	\$299,460
Fair Share Voucher HAP (FSV)		\$918,540
FSV Admin Fee		\$87,750
FSV Total	45	\$1,006,290
Port HAP		\$18,696,000
Port Admin Fee		\$1,106,712
Port Total	950	\$19,802,712
GRAND TOTAL	2,616	\$54,671,259

Operation and Management:

Projected Early Depletion of Emergency Housing Voucher (EHV) Program Funding

Background of the EHV Program:

The Emergency Housing Voucher (EHV) Program was established in 2021 under the American Rescue Plan Act of 2021 in response to housing instability associated with the COVID-19 pandemic. The program was designed as a temporary initiative with funding originally projected through 2030. Through this effort, the U.S. Department of Housing and Urban Development (HUD) allocated approximately 70,000 tenant-based vouchers nationwide to assist households experiencing homelessness, those at risk of homelessness, and individuals fleeing domestic

violence. The Glendale Housing Authority (GHA) received an allocation of 225 vouchers. While the full allocation was initially leased, the program currently serves 188 households due to natural attrition.

Shift in Timeline and Current Program Status:

Despite the original funding horizon of 2030, updated national projections indicate that EHV program funds are expected to be depleted by calendar year 2026. The earlier than expected depletion of funds is largely attributable to rapid initial lease-up rates and higher-than-anticipated rent subsidies driven by rising housing costs nationwide.

EHV Program Outlook in Glendale:

Increased subsidy costs have affected both the EHV and the regular Housing Choice Voucher program. Increased expenditures have contributed to the Section 8 program entering shortfall status and temporarily suspending leasing from the waiting list. Under current financial conditions, the GHA does not have the capacity to absorb EHV participants into the regular voucher program.

Even if the Section 8 program were to return to stable funding, absorbing EHV participants into the regular program would not be recommended. Doing so would substantially reduce the availability of assistance for applicants who have remained on the waiting list since 2001, including elderly households awaiting the opportunity to receive housing support.

While the GHA has the option to place EHV households onto the regular waiting list, this approach is not recommended because it would adversely affect existing applicants by altering the order and timing of assistance for families who have been waiting since 2001.

GHA Response:

In preparation for the projected loss of EHV funding, the GHA has notified participants to support advance planning. The GHA will coordinate closely with the Homeless Continuum of Care (CoC) Program to identify and pursue alternative housing resources. At the same time, the GHA is expanding service partnerships, including collaboration with Gateways Hospital and Mental Health Center to provide targeted case management for participants with behavioral health needs.

In addition, the GHA continues to advocate for supplemental EHV funding at the state and federal levels through its participation in professional housing organizations, including National Association of Housing and Redevelopment Officials (NAHRO), California Association of Housing Authorities (CAHA), and Public Housing Authorities Directors Association (PHADA).

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

☐ ☒ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

- 1) **Optimize Leasing and Subsidy Allocation:** Maintain a balanced leasing rate to maximize program participation while ensuring sufficient rent subsidies are provided for Section 8 applicants and recipients to afford decent, safe, and sanitary housing.

Progress Report: Since December 2024, the GHA has operated in shortfall status due to expenditures exceeding the available budget authority. During this period, the GHA has successfully applied for and received shortfall funding from HUD to ensure continued payment of housing assistance subsidies for existing participants. However, as a condition of receiving this funding, HUD has restricted the GHA from leasing new applicants from the waiting list. As a result, leasing activity has been halted, and the GHA has been unable to fully utilize its HUD-authorized voucher allocation. (see Voucher Allocation and Utilization Summary below).

Voucher Allocation and Utilization Summary

<i>Voucher Program</i>	<i>Voucher Allocation</i>	<i>Vouchers Under Lease</i>	<i>Unfunded Vouchers</i>
<i>Glendale HCV</i>	<i>1592</i>	<i>1377</i>	<i>215</i>
<i>Fair Share</i>	<i>45</i>	<i>38</i>	<i>7</i>
<i>Mainstream</i>	<i>14</i>	<i>12</i>	<i>2</i>
<i>Total</i>	<i>1651</i>	<i>1427</i>	<i>224</i>

- 2) **Achieve High Performer Designation in SEMAP:** Strive to achieve and maintain a “High Performer” designation in HUD’s Section Eight Management Assessment Program (SEMAP).
Progress Report: For FY2024-2025, the GHA earned a High Performer designation in HUD’s Section Eight Management Assessment Program (SEMAP), earning a perfect score of 130 out of 130 possible points.

- 3) **Update Administrative Plan Policies:** Regularly review and update policies in the Administrative Plan to implement regulatory and policy changes in a timely manner.
Progress Report: The GHA conducted a review of its Administrative Plan and updated program policies to reflect recent HUD regulatory changes and policy guidance. The revised Administrative Plan is scheduled to take effect on May 1, 2026.

- 4) **Review and Update Payment Standards:** Periodically review and update payment standards to ensure they remain within 90 to 110 percent of Small Area Fair Market Rents (SAFMRs) and are sufficient to enable Section 8 applicants and recipients to afford decent, safe, and sanitary housing.
Progress Report: In 2025, the GHA reviewed and updated its payment standards in compliance with HUD requirements to remain within 90 to 110 percent of Small Area Fair Market Rents (SAFMRs). Due to current budgetary constraints, median payment standards were established at 93 percent of SAFMRs. While set toward the lower end of the allowable range, the payment standards continue to support participant leasing activity and enable households to secure decent, safe, and sanitary housing, as demonstrated by ongoing participant moves.

- 5) **Maintain Housing Quality:** Ensure Section 8 units meet HUD’s standards for being decent, safe, and sanitary.
Progress Report: From July 1, 2025, through January 31, 2026, the GHA conducted a total of 1,445 Housing Quality Standards (HQS) inspections to ensure Section 8 units met HUD requirements for decent, safe, and sanitary housing. In addition, supervisory Quality Control inspections were performed to verify inspection accuracy and ensure consistent application of HUD standards.

- 6) **Maintain Internal Controls:** Maintain robust internal controls to reduce errors in rent determinations.
Progress Report: The GHA implemented ongoing Quality Control reviews of Section 8 participant files to verify the accuracy and regulatory compliance of rent determinations. As part of internal controls, all rent determinations completed by newly trained staff were subject to 100 percent supervisory review during the training period. In addition, proposed rent increases were reviewed to confirm that rents were reasonable and comparable to similar units in the community.

- 7) **Provide Training Opportunities for Section 8 Staff:** Offer professional and internal training on HUD regulations, policies, and procedures to ensure program compliance and the adoption of industry best practices in administering the Section 8 program.
Progress Report: The GHA provided professional and internal training opportunities to Section 8 staff to support program compliance and the adoption of industry best practices. Management-level staff participated in the following external training courses and conferences:
 - **Emphasys Engage 2025**, hosted by Emphasys, which included training on Small Area Fair Market Rents (SAFMRs), voucher program updates, portability, and system functionality.
 - **PHA Operations for New Executive Leaders**, offered by National Association of Housing and Redevelopment Officials (NAHRO), covering budgets and operating subsidies, capital funds, ACOPs and Administrative Plans, waiting lists, program decision-making, and human resources.
 - **HCV Portability**, offered by NAHRO, providing detailed guidance on portability eligibility, roles of initial and receiving PHAs, required documentation, and special portability considerations under VAWA, reasonable accommodations, and VASH.
 - **HCV Financial Management**, offered by Nan McKay and Associates, Inc., focusing on budgeting, cash management, financial reporting, and HUD compliance requirements.
 - **SEMAP Self-Assessment**, offered by Nan McKay and Associates, Inc., providing guidance on conducting internal assessments of SEMAP compliance.

In addition, senior staff provided comprehensive in-house training to newly hired Section 8 caseworkers, with 100 percent quality control review of their work conducted throughout the training period.

- 8) **Pursue New Funding Opportunities and Additional Vouchers:** Apply for new Notices of Funding Availability (NOFAs) and lobby for additional vouchers to expand affordable housing programs whenever opportunities arise.
Progress Report: During this fiscal year, no new Notices of Funding Availability (NOFAs) or voucher expansion opportunities applicable to the GHA were issued. The GHA continued to advocate for additional vouchers and expanded affordable housing resources through its participation in regional, state, and national housing organizations (see Item #12).
- 9) **Enhance Portability Processes:** Maintain a streamlined portability transfer processes, enabling families to be issued vouchers, search for units, and lease up in their desired neighborhoods as quickly as possible.
Progress Report: The GHA maintained a streamlined portability process designed to facilitate timely voucher issuance, unit search, and lease-up for port-in families. A single point of contact was designated for all incoming portability cases, promoting consistent communication and efficient processing. Port-in participants received vouchers promptly, and once suitable units were identified, inspections were scheduled and completed expeditiously, allowing households to move in while lease-up documentation was finalized with property owners.
- 10) **Perform Payment Reconciliations:** Conduct periodic reconciliations of incoming portability housing assistance payments to ensure accuracy and accountability.
Progress Report: A designated staff member conducts ongoing reconciliations of incoming portability housing assistance payments for vouchers administered by the GHA to verify accuracy and maintain financial accountability.
- 11) **Process Waiting List Updates Promptly:** Ensure timely processing of applicant-reported updates for the Section 8 waiting list to facilitate quicker qualification when applicants are pulled from the list.
Progress Report: The GHA processed applicant-reported waiting list updates promptly upon receipt to ensure that current and accurate information was used when determining preference points and applicant eligibility at the time of selection.
- 12) **Participate in Housing Organizations:** Maintain membership and active participation in housing organizations to stay informed about regulatory updates, industry trends, and best practices.
Progress Report: The GHA maintained active membership and participation in professional housing organizations to remain informed of regulatory updates, industry trends, and best practices. During the reporting period, the GHA participated in the following organizations:
- National Association of Housing and Redevelopment Officials (NAHRO)
 - Southern California National Association of Housing and Redevelopment Officials (So-Cal NAHRO)
 - California Association of Housing Authorities (CAHA)
 - Public Housing Authorities Directors Association (PHADA)
 - Southern California Association of Nonprofit Housing (SCANPH)
- 13) **Conduct Marketing and Outreach:** Conduct program marketing and landlord outreach events to attract new property owners to the Section 8 program while maintaining strong relationships with existing landlords.
Progress Report: On May 29, 2025, the GHA hosted an Owner Appreciation and Outreach Event designed to strengthen relationships with existing property owners and promote participation in the Section 8 program among prospective landlords. The event, held at Forest Lawn Museum, included a museum tour and provided opportunities for property owners to engage directly with Housing staff and City officials regarding program participation and benefits.
- 14) **Strengthen Partnerships with Glendale Continuum of Care (CoC) Agencies:** Collaborate with the Glendale Continuum of Care (CoC) and its partner agencies to support Section 8 participants with special needs, ensuring program compliance and long-term housing stability.
Progress Report: The GHA collaborated closely with the Glendale Continuum of Care (CoC) partner agencies to support participants with complex and special needs. CoC partner staff conducted in-person wellness checks, assisted with required documentation, and provided support to address sanitary and housing stability challenges, helping ensure continued program compliance and participant well-being.

In addition, the GHA is expanding its partnerships with external service providers to strengthen long-term housing stability, particularly in preparation for the Emergency Housing Voucher (EHV) program winddown. The GHA is in the process of finalizing a contract to fund a dedicated case manager position with Gateways Hospital and Mental Health Center. The case manager will collaborate with Housing and Homeless Services staff to provide intensive mental health support, daily case management, and care coordination aimed at improving housing stability for participants with behavioral health needs.

B.4	B.4 Capital Improvements. - Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ N/A ☐ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments.

	(a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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. Resident Advisory Board meeting scheduled for February 25, 2026.
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 ☐ N ☒ (b) If yes, include Challenged Elements.

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

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