

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: _____ Housing Authority of the City of Upland _____ PHA Code: _____ CA009 _____ PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): __ 04/01/2016 _____																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 98 _____ Number of HCV units: _____ 624 _____																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>None.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Annual Plan may be viewed and obtained at: Administrative Offices: 1200 N. Campus Avenue, Upland, CA 91786 PHA Website: www.uplandhousing.com</p> <p>All items required for public review under 24 CFR 903.7 are available upon request, and can be obtained at: Administrative Offices: 1200 N. Campus Avenue, Upland, CA 91786</p>																										
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>In order to expand affordable housing opportunities the Housing Authority of the City of Upland (UHA) will attempt to project-base HCV not to exceed 20% of UHA’s budget authority.</p>																										
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Please refer to HUD Form 50075.2 approved by HUD on 04/13/2015.</p>																										

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Please refer to HUD Form 50075.2 approved by HUD on 04/13/2015.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Please refer to HUD Form 50075.2 approved by HUD on 04/13/2015.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>There are currently 1,510 applicants on the Public Housing waiting list, which is closed.</p> <ul style="list-style-type: none"> • 75.83% of applicants are extremely low income, 22.91% are very-low income, and .60% are low-income • 21.26% of applicants are Hispanic, and 68.21% are Non-Hispanic • 1.59% of applicants are American Indian/Alaska Native, 1.79% are Asian, .99% are Native Hawaiian/Pacific Islanders, 69.80% are Black/African American, and 19.07% are White. • 63.44% of applicants are families with children, and 8.81% are elderly families. <p>There are currently 9,705 applicants on the Housing Choice Voucher waiting list, which is closed.</p> <ul style="list-style-type: none"> • 78.60% of applicants are extremely low income, 20.59% are very-low income, and .77% are low-income • 18.66% of applicants are Hispanic, and 59.78% are Non-Hispanic • 1.24% of applicants are American Indian/Alaska Native, 1.76% are Asian, .80% are Native Hawaiian/Pacific Islanders, 63.80% are Black/African American, and 14.20% are White. • 57.91% of applicants are families with children, and 9.89% are elderly families.
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>UHA has maintained high occupancy in the public housing complex by expediting unit turnover which meets or exceeds HUD's PHA requirements, and has planned additional capital improvement projects on the property for the next few years. UHA has increased occupancy in its HCV program due to significant lease up efforts, maintains a high utilization of authorized budget authority, and continuously reviews its policies and procedures to maximize clarity, efficiency, and effectiveness.</p> <p>UHA received a high performer rating for its 2015 Section 8 Management Assessment Program (SEMAP) score, and a high performer rating for its 2015 Public Housing Assessment System (PHAS) score.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ol style="list-style-type: none"> 1. Changes to rent or admission policies or organization of the waiting list. 2. Discretionary changes to the Public Housing Admissions and Continued Occupancy Policies (ACOP) 3. Discretionary changes to the Section 8 HCV Administrative Plan 4. Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan 5. Any change with regard to demolition or disposition, designation, home-ownership program conversion activities
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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