

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. 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, 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, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p>PHA Name: <u>Idaho Housing and Finance Association (IHFA)</u> PHA Code: <u>ID901</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2022</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>4023</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <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><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <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>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead HA:																													
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</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"/> Statement of 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): <i>N/A</i></p> <p><i>IHFA has defined Substantial Deviations and Significant Amendments or Modifications as discretionary changes in the plans or policies of IHFA that fundamentally change the mission, goals, objectives, or plans of the Association and would require formal approval of the Board of Commissioners. Minor revisions or clarifications to existing policies or procedures, and/or minor discretionary administrative amendments consistent with the Association's stated overall mission and basic objectives will not be considered substantial deviations or significant amendments to the PHA Plan.</i></p>
B.2	New Activities. – <i>N/A</i>

B.3	<p>Progress Report.</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>2022 IHFA Goals & Objectives: (Progress)</p> <ol style="list-style-type: none"> Expand the rental voucher program throughout the state. <ul style="list-style-type: none"> <i>IHFA accepted 114 Emergency Housing Vouchers (EHV) in 2021 bringing its total vouchers to 4023.</i> <i>IHFA periodically reviews housing needs for targeted groups and special programs as deemed necessary to meet the housing needs in the jurisdictions served.</i> Improve quality of assisted housing. <ul style="list-style-type: none"> <i>Due to the Covid-19 pandemic, HUD did not score PHAs for SEMAP in 2021. However, IHFA will continue to strive for High Performer designation for SEMAP; and</i> <i>Due to the Covid-19 pandemic, IHFA has been unable to hold landlord workshops but anticipates resuming the workshops as soon as CDC, National & State guidelines allow to do safely.</i> Increase/maintain high quality customer satisfaction. <ul style="list-style-type: none"> <i>IHFA has continued to provide excellent customer service to its HCV participants, landlords, and applicants;</i> <i>Processes have been maintained to ensure consistent and correct calculations throughout the four branch offices;</i> <i>IHFA has continued to promote LEP and provide key forms, documents, pamphlets and videos in Spanish. IHFA also utilizes bi-lingual staff for interpreting when needed;</i> <i>IHFA has continued to use a translation service that is free for applicants and participants;</i> <i>IHFA periodically reviews and updates all information provided to applicants, participants and landlords; and</i> <i>As a means to recruit new Landlords, IHFA continued to provide Landlord Incentive payment in 2021 for new HAP contracts using the Cares Act funding; and</i> <i>IHFA is working to identify resources to continue paying Landlord incentives in 2022.</i> Increase assisted and affordable housing choices. <ul style="list-style-type: none"> <i>IHFA has continued to provide voucher mobility counseling and portability information to all interested participants; and</i> <i>IHFA has continued to offer the Housing Choice Voucher Homeownership Voucher program to HCV participants.</i> <i>IHFA previously set almost all Payment Standards at 110% of FHMR in order to provide participants greater rental options.</i> <i>IHFA is currently reviewing the 120% Payment Standard waiver and the SAFMRs to determine whether they would be beneficial to leasing success rates. Whichever option is adopted, it will be implemented in 2022.</i> Continue Completion of ACC Termination after Disposition of Public Housing units. <ul style="list-style-type: none"> <i>IHFA is waiting for HUD to finalize the termination of the ACC for its public housing program.</i> Promote self-sufficiency and asset development of families and individuals. <i>IHFA has continued to administer the FSS program, Homeless Prevention, and HUD housing Counseling programs in all four branch office locations.</i> Ensure Equal Opportunity in Housing for all Americans. <ul style="list-style-type: none"> <i>IHFA has continued its affirmative measures to ensure equal access to assisted housing by reviewing policies and procedures to ensure equality and continued outreach to community agencies that serve diverse low-income populations; and</i> <i>IHFA has and continues to provide participants with fair housing information and education as part of the briefing process. Additionally, IHFA refers participants as well as applicants to fair housing resources when/as necessary.</i> <i>IHFA provides periodical Fair Housing Training programs.</i> Conduct a feasibility analysis for identifying opportunities with a potential for allocating Project-Based Vouchers. <ul style="list-style-type: none"> <i>IHFA developed and implemented a PBV program and in 2019 awarded eight project-based vouchers to a property in Twin Falls that serves disabled homeless individuals.</i> <i>IHFA continues to assess opportunities to develop additional PBV projects.</i>
B.4	<p>Capital Improvements. – Not Applicable</p>

B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:												
C.	Other Document and/or Certification Requirements.												
C.1	Resident Advisory Board (RAB) Comments. <i>See Attachment B for RAB information, comments, responses</i> (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> <i>See Attachment B - No comments received</i> (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.												
C.2	Certification by State or Local Officials. <i>Attached</i> 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. <i>Form HUD-50077-ST-HCV-HP, 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. <i>Attached</i>												
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 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>See Attachment B - No Challenged Elements</i> 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. <table border="1" data-bbox="180 1270 1451 1753"> <tr> <td data-bbox="180 1270 511 1312">Fair Housing Goal:</td> <td data-bbox="511 1270 1451 1312">N/A</td> </tr> <tr> <td colspan="2" data-bbox="180 1312 1451 1438"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td data-bbox="180 1438 511 1480">Fair Housing Goal:</td> <td data-bbox="511 1438 1451 1480">N/A</td> </tr> <tr> <td colspan="2" data-bbox="180 1480 1451 1606"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td data-bbox="180 1606 511 1648">Fair Housing Goal:</td> <td data-bbox="511 1606 1451 1648">N/A</td> </tr> <tr> <td colspan="2" data-bbox="180 1648 1451 1753"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table>	Fair Housing Goal:	N/A	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		Fair Housing Goal:	N/A	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		Fair Housing Goal:	N/A	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	
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