

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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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>																									
A.1	<p><b>PHA Name:</b> City of Pensacola Housing Department <b>PHA Code:</b> FL 092  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 10/2021  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> 2238 HCV, 50 NED and 203 VASH  <b>PHA Plan Submission Type:</b> <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>A copy of the PHA 2022 Annual Plan is available for public review in the lobby of Pensacola City Hall at 222 West Main Street; online at <a href="http://cityofpensacola.com/198/Plans">cityofpensacola.com/198/Plans</a>; or may be provided electronically upon request. Comments are encouraged and may be submitted by June 10, 2021 to the City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521, hand delivered to the Housing Department drop box at 420 W. Chase Street, faxed to Karen K. Thompson at 850-595-0113 or emailed to <a href="mailto:kthompson@cityofpensacola.com">kthompson@cityofpensacola.com</a>.</p> <p>A Public Hearing was held Wednesday June 16, 2021 at 3PM in the Vince Whibbs Room, Pensacola City Hall at 222 West Main Street Pensacola, FL 32502</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p>																									
	<table border="1"> <thead> <tr> <th data-bbox="180 1539 456 1591">Participating PHAs</th> <th data-bbox="456 1539 586 1591">PHA Code</th> <th data-bbox="586 1539 886 1591">Program(s) in the Consortia</th> <th data-bbox="886 1539 1159 1591">Program(s) not in the Consortia</th> <th data-bbox="1159 1539 1469 1591">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 1591 456 1665">Lead HA:</td> <td data-bbox="456 1591 586 1665"></td> <td data-bbox="586 1591 886 1665"></td> <td data-bbox="886 1591 1159 1665"></td> <td data-bbox="1159 1591 1469 1665"></td> </tr> <tr> <td data-bbox="180 1665 456 1738"></td> <td data-bbox="456 1665 586 1738"></td> <td data-bbox="586 1665 886 1738"></td> <td data-bbox="886 1665 1159 1738"></td> <td data-bbox="1159 1665 1469 1738"></td> </tr> <tr> <td data-bbox="180 1738 456 1812"></td> <td data-bbox="456 1738 586 1812"></td> <td data-bbox="586 1738 886 1812"></td> <td data-bbox="886 1738 1159 1812"></td> <td data-bbox="1159 1738 1469 1812"></td> </tr> <tr> <td data-bbox="180 1812 456 1881"></td> <td data-bbox="456 1812 586 1881"></td> <td data-bbox="586 1812 886 1881"></td> <td data-bbox="886 1812 1159 1881"></td> <td data-bbox="1159 1812 1469 1881"></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>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</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, 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</a>, <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.</p>				
<b>B.6</b>	<p><b>Progress Report.</b></p> <p>See Attachment B.6</p>				

<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 checked="" 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> <p><b>See Attachment B.7</b></p>
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## Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

**A. PHA Information.** All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

**B. Annual Plan.** All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

**B.1 Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

**B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

**B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

**B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

**B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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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 4.5 hour 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. 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 Act 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

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 02/29/2016**

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the FY 2022 Annual PHA Plan for the PHA fiscal year beginning October 1, 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Pensacola Housing Department  
PHA Name

FL 092  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

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Name of Authorized Official <b>Grover C. Robinson, IV</b>	Title <b>Mayor, City of Pensacola, Florida</b>
Signature	Date

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

\_\_\_\_\_  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature	Date

## Draft PHA 2022 Annual Plan Attachment (B.6)

### Mission and Goals Progress Report Fiscal Year 2020-2021

**PHA Mission:** To support development of a diverse, viable community that provides decent, safe housing and a suitable living environment for low- and moderate – income families thereby enhancing the quality of life for area residents.

The mission of the Pensacola Housing Department is accomplished through consistent cooperation with other agencies and private local businesses who share the same goals of providing decent, safe, and sanitary housing to low, very low and extremely low-income families, including homeless veterans. The Housing Department continues to partner with Escambia County, Opening Doors Northwest Florida the local COC, the VA's Medical Center Clinic (VMAC), the Pensacola Association of Realtors, nonprofit housing providers, local landlords and contractors, and Santa Rosa County, Florida and Foley, Alabama Housing Authorities. The Housing Department often participates in community events, such as HUD's Point in Time count, U-Count Homeless Resource Day and the Housing Director continues to serve on the Board of Opening Doors of Northwest Florida, Inc.

Housing assistance for low-income households encompasses rental assistance through the Section 8 Housing Choice Voucher (HCV) program, rental assistance through the Veterans Affairs Supportive Housing (VASH) program, homeowner assistance through rehabilitation which utilizes Community Development Block Grant (CDBG) funds and total reconstruction, which utilizes HOME Investment Partnerships program (HOME) funding. State Housing Initiatives Partnership (SHIP) and HOME funds are utilized for down payment and closing cost assistance for home buyers, foreclosure prevention and homebuyer's workshops. The Housing Department in conjunction with our consortium partner, Escambia County, continues to seek new projects to provide housing assistance throughout the community.

**PHA GOAL:** Increase the availability of decent, safe, and affordable housing.

1. As personnel resources become available apply for additional rental vouchers: The City of Pensacola Housing Department will continue to apply for Housing Choice Vouchers (HCV) and special purpose vouchers as HUD makes them available. The Housing Department will also apply for and utilize any funding should it become available for rental assistance.

The Pensacola Housing Department continues in partnership with the Pensacola VMAC in its commitment to house homeless veterans. These veterans are mostly local, but many throughout the country utilize portability to relocate to the Pensacola Area. Pensacola Housing Department has utilized its full allotment of 203 HUD-VASH vouchers. Over this past year in order to provide additional VASH vouchers, graduates of the VMAC program



have been systematically issued regular HCV vouchers allowing the special VASH vouchers to be utilized by newly qualified homeless veterans.

Pensacola Housing continues to work closely with the Santa Rosa County Housing Authority through portability, as well as Foley Housing Authority located in Baldwin County, Alabama as the VMAC in Pensacola also provides services to veterans in all these jurisdictions. The Housing Department and the VA work together to acquire additional vouchers.

The Housing Department is continually considering adjustments to the Housing Choice Voucher Program, both to streamline its processes and to conform to changing regulations.

2. Leverage private or other public funds to create additional housing opportunities:

For Fiscal year 2020, 126 families closed on new and existing homes utilizing SHIP funds through the First Time Homebuyer's Assistance and the HOME programs, which provided down payment and closing cost assistance. HOME funding provided financial assistance to start the reconstruction of 2 severely dilapidated home located within the City for a qualified homeowner. CDBG funds were utilized to develop a pool of prepared homebuyers and homeowners; 84 families attended classes offered by the Housing Department, 45 graduated to homeownership and 7 existing homes were rehabilitated through CDBG.

Escambia County Housing Finance Authority and the City through an MOU agreement worked closely to facilitate the provision of affordable houses on individual parcels identified as surplus and underutilized by the AHAC and City Council.

During FY 2017 the City of Pensacola established the Housing Initiatives Fund. Proceeds allocated to this fund from the sale of underutilized city-owned property are being used to supplement existing and future adopted affordable housing initiatives. In FY 2018 the City of Pensacola Housing Incentive Program (COPHIP) was launched providing down payment and closing cost assistance to qualified purchasers within the City limits. In FY 2018 seven families were assisted and in FY2019 eight families were awarded these funds. In FY 2021, the City funded a new Affordable Housing Initiative led by a 13-member task force. The task force produced an Action Plan with six strategies to begin to address the affordable housing needs in the community by creating 500 homes in five years, in cooperation with the Community Redevelopment Agency. The identified strategies contribute to the overall equity, accessibility, and affordability of different types of housing located throughout the City that will allow people to afford the housing that works best for them.

3. Encourage owners and landlords to participate in the HCV programs: The Pensacola Housing Department works with owners and landlords to improve their rental experience through the assistance programs. Paperwork has been streamlined, as have the HAP payments through direct deposit and inspection processes resulting in less burden to the owners/agents/landlords. In response to the pandemic, the Housing Department implemented an electronic HAP contract signing process. This has allowed the landlords to safely continue to conduct business with the office at their convenience.

Assistance Connect now allows tenants, owners, and applicants to find answers, submit requests, and update their information – on their own, at any time.

Housing also participates in the annual Citizen’s Academy Program and presents about all the housing programs and their benefits.

A partnership with Pensacola Association of Realtors has proven beneficial to all participants in assisting with the search for available units and establishing rent reasonableness.

**PHA GOAL: Improve the quality of assisted housing.**

This year we expanded our software capabilities for process improvement.

The availability of newly constructed, affordable units will continue to address the needs of participants in finding decent, affordable rentals.

Pensacola/Escambia County has new affordable developments:

Vista 17: This is a 72-unit tax-credit family development, constructed in the City’s Westside Redevelopment Area. The City’s Community Redevelopment Agency and City Council worked closely with the developer to ensure a development that is an enhancement to the area while continuing to address the need for affordable housing. Initial occupancy was in September 2020.

Brownsville Manor: An 88-unit elderly tax credit complex that was opened for occupancy in 2020 through the cooperation of the Florida Housing Finance Corporation.

Garden District Cottages: Is a blended income, 26-unit single family development located in the Westside Redevelopment Area. Six of the lots were available for workforce housing development, all of which have closed.

Century Park: A 50-unit family development located in the rural north end of Escambia County is providing much needed affordable housing to one of the poorest incorporated towns in the entire nation as well as those impacted by Hurricanes Michael and Sally and VASH participants.

Tranquility at Ferry Pass: A 36-unit family development funded through tax credits. Funds were made available in 2021 to counties with presidentially declared disasters (Hurricane Sally) in 2020.

Escambia County Housing Finance Authority, through an MOU agreement in support of urban infill has developed several individual lots from City owned property and has built or is building affordable single-family homes.

**PHA GOAL: Promote self-sufficiency and asset development for families and individuals.**

The Pensacola Housing Department continues to provide first time homebuyer and foreclosure prevention classes, as well as assisting families in improving their credit and knowledge to prepare them to become homebuyers, as a natural progression toward self-sufficiency. The HCV and VASH participants are especially encouraged to work towards achieving self-sufficiency to progress to homeownership. Veterans are urged to enroll in vocational rehabilitation and the many GI Bill educational opportunities available to them.

Participants are also advised of the availability of TRIO, which assists college-ready students with enrollment, admissions, financial aid, educational and career guidance, as well as financial workshops. Trio is located on all campuses of Pensacola State College and there is no charge for their services.

The Housing staff will continue to provide referrals to local agencies, colleges, and universities, as well as vocational training institutes and online programs to support self-sufficiency goals of all the participants.

## 2021 City of Pensacola Resident Advisory Board Survey

- 1) Are you a participant that is an active voucher holder on Pensacola Housing's Section 8 Housing Choice Voucher (HCV) program?

Yes                          No

If yes, please proceed to Question 2.

If no, please do not continue this survey it is for active voucher holders only-Not landlords, applicants on our waiting list or the general public. However we welcome your feedback. Please email Karen Thompson at [kthompson@cityofpensacola.com](mailto:kthompson@cityofpensacola.com) to provide feedback to our program.

- 2) How likely is it that you will move in the next 12 months?

Sliding scale

- 3) What factors are most important to your move decision? Select all that apply:

- A) I am not considering a move in the next 12 months
- B) Safety of your current neighborhood
- C) Move to an area with more amenities (such as parks, resource centers, street lights, sidewalks, bike paths or transit stops)
- D) Maintenance issues at unit/quality of unit
- E) Seeking better schools
- F) Change in household income
- G) Seeking a more affordable rent
- H) To be closer to family, friends, and/or support network
- I) Move to an area closer to support services (such as medical offices, drug stores, day care facilities)
- J) Initial 12 month lease was complete
- K) Fleeing domestic violence
- L) COVID or Hurricane Sally
- M) Change of job
- N) Landlord not renewing the lease

- 4) Are you aware of the Violence Against Women Act (VAWA) which provides protections for adults and children of all genders who are victims of domestic violence, dating violence, sexual assault or stalking? If you are receiving assistance under Section 8, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Yes

No

5) Do you know failure to keep total household income or changes to household circumstances up to date might result in an overpayment and only one overpayment is allowed under the program?

Yes No

6) Do you have a contingency plan if you must pay all of your rent if there is an interruption in your rental assistance payment?

Yes No

7) Are you aware that participant families have an opportunity to request an informal hearing on any of the following issues?

A) Determination of family's annual income including discrepancies between the tenant's reported income and HUD provided data;

B) Determination of utility assistance payments;

C) Determination of voucher size and payment standard;

D) Determination to terminate assistance due to a family's action; and/or

E) Determination to terminate assistance due to absence from the unit.

A request for a formal hearing must be submitted in writing within 10 business days of a notice of denial.

Yes No

8) Do you know that Landlords that live **outside** Escambia County, Florida, Santa Rosa County, Florida, Escambia County Alabama and Baldwin County, Alabama are required to provide tenants with contact information for representatives in the Pensacola area to handle emergencies?

Yes No

9) Do you know that the following items are considered emergency items that need to be repaired in 24 hours?

- i. No hot or cold water;
- ii. No electricity;
- iii. Inability to maintain adequate heat;
- iv. Major plumbing leak;
- v. Natural gas leak;
- vi. Broken lock(s) on first floor doors or windows;
- vii. Broken windows that allow weather elements into the unit;
- viii. Electrical outlet smoking or sparking;
- ix. Exposed electrical wires that could result in shock or fire;
- x. Non-functioning smoke detectors;
- xi. Unusable toilet when only one toilet is present in the unit;

- xii. Security risks such as broken doors or windows that would allow intrusion;
- xiii. Other conditions that pose an immediate threat to health or safety.

Yes

No

10) Families can be assigned failure items in the inspection process, including if no adult family member or adult representative is present to grant access to the unit when the inspector arrives. This can include same day cancelations. Do you know that the family must reschedule, can only retain their voucher in some circumstances and this can make them subject to termination?

Yes

No

11) Do you know the list of tenant caused inspection fail items?

- a) Tenant paid utilities not in service
- b) Family provided appliance not maintained
- c) More than normal wear and tear since the last HQS inspection
- d) Family living conditions/housekeeping that causes damage
- e) Skipped appointments

Yes

No

13 Please rate the Housing Department on its customer service with five being "excellent" customer service and one being "very poor" customer service.

Star scale moved to 2

12) Is there anything else you would like to tell us about your voucher program participation? Please share your ideas, comments, questions, or concerns

Demographic questions:

14) Are you willing provide your Age Group?

- A) 25 and under
- B) 26 to 40
- C) 41 to 62
- D) 63 and above

15) Will you let us know your zip code?

## **Analysis of RAB Survey/Comments**

For the third year we determined that for more participation in the planning process we would use an online survey to gather information from the Resident Advisory Board (RAB). As an HCV only agency, we designated all active participants on March 22, 2021 as RAB members. The Housing Director sent letters to each participant explaining the purpose of the RAB and their role in the process. They were invited to participate in an online survey to express opinions about the program. We assured that the survey was user friendly for mobile devices, provided the link on the Housing website and a QR code to facilitate quick, direct access to the survey on smart devices. In addition, participants that were interacting with staff were reminded to participate in the ongoing online survey.

With this method we have increased participation as compared to in person meetings and we are pleased with the response rate from about 2.4% of all participants. Overall, we received 48 responses for the survey, which was open from March 26 through April 26, 2021. In previous years we held individual meetings at complexes located throughout the County and received around 30 comments annually. We plan to expand on the survey method for outreach moving forward. To that end, we included demographic information collection including age group and zip code for the survey taker.

The survey was designed to solicit information about general satisfaction with the program, moving with continued assistance, VAWA, hearing criteria, contingency plans for paying rent if federal funds became unavailable and general information about overpayments, informal hearings, landlord requirements if they are outside the immediate area and inspection failure parameters.

### **Of the 48 survey respondents:**

We received 4.53 stars out of 5 for customer service.

66% were not planning on moving;

83% knew about VAWA protections;

79% understood only one overpayment was allowed under the program;

43% have a contingency plan for rent;

77% were aware of the criteria for requesting a hearing;

65% knew landlords were required to provide local contact information;

90% were aware of the list of 24-hour emergency repair items;

75% acknowledged that not being available for inspections appointments including same day cancellations can lead to termination; and

81% knew the list of tenant-caused inspection fail items.

We also solicited general comments and asked about the reasons for considering a move. The responses from previous years indicated an enhanced interest in moving with continued assistance so we wanted to continue to explore those details further this year to readily assist participants with portability and the moving process.

Of the total 48 survey responses, 47 people provided comments. 68.08% were positive or stated they had no additional comments/concerns; 10.63% thought we should offer more moving support services since the search was difficult due to lack of affordable choices including energy efficiency and handicapped accessibility; 4.25% wanted improved Landlord responsibilities; and 17.04% offered a variety of other comments including praise of staff and noted the unresponsiveness of staff to phone calls. One person commented they did not like online instead of in person requirements (COVID response) and one person commented that they really appreciated that inspections were only required every two years.

**The top three reasons provided for considering a move were:**

- 1) Maintenance issues/quality of unit at 10.64%;
- 2) Safety of their current neighborhood at 8.51%; and
- 3) Seeking better schools at 4.26%.

We discovered that areas with more support service (medical offices, drug stores, day care facilities), fleeing domestic violence, COVID and Hurricane Sally, changing jobs and the landlord not renewing the lease were not factors for anyone in deciding to move.

All responses were considered and what we learned was the participants had a good understanding of VAWA, the informal hearing criteria, overpayments and HQS inspection requirements. Only 16 respondents expressed an interest in moving. Last year 53% of respondents indicated that they wanted to move as compared to 34% this year.

As we reviewed the general comments, we determined that there was a high percentage of satisfaction. Participants wanted their landlords to improve the overall quality of their properties This was also true of the comments made by the XX participants at the June 16, 2021 Public Hearing, as well. Per COVID restrictions limited seating was available at the Public Hearing. They particularly liked survey format in lieu of meetings. Attendees were happy and satisfied with the staff and the program. They expressed that they wanted landlords to address issues in the common areas. In the area of additional support services respondents want more help moving when a failed inspection requires a move and because of the lack of affordable housing choices.

A total of 46 people responded to the age group and zip code questions. The age groups that participated in the survey this year were:



25 and under	4.17%
26-40	20.83%
41-62	47.92%
63+	27.08%

Eleven zip codes were represented by respondents covering the center of the County and all points south. The top three zip codes were 32505 with 26%, covering the central part of the County; 32514 covering the Ferry Pass and Ensley areas at 15% and Warrington 32507 at 13% of respondents. Overall, we were pleased to learn that there was input from all age groups including the elderly which were the second highest age group to respond. We were able to hear from participants in about half of the County, the most populated areas.

Proposed programmatic improvements from the FY 2021-2025, 5 Year plan include a commitment to develop and implement program guidelines for an HCV Homeownership program, establish exception payment standards starting with defining the low poverty areas where these standards could be used, to support more units becoming available in those defined areas . Additionally, we have begun to establish a baseline for quantifying efforts to affirmatively further fair housing.

Based on this annual survey we are committed to expanding the use of technology to further improve the inspections process and continue to educate participants and landlords on process improvements.

## LEGAL NOTICE

The Resident Advisory Board has submitted survey comments to the City of Pensacola's Public Housing Agency (PHA) to be considered in preparation of the 2022 Annual Plan. The plan outlines the goals and objectives for serving the needs of the City of Pensacola and Escambia County's rental assistance program participants and is submitted to the U.S. Department of Housing and Urban Development on an annual basis.

A copy of the PHA 2022 Annual Plan is available for public review in the lobby of Pensacola City Hall at 222 West Main Street; online at [cityofpensacola.com/198/Plans](http://cityofpensacola.com/198/Plans); or may be provided electronically upon request. Comments are encouraged and may be submitted by June 10, 2021 to the City of Pensacola Housing Department, P.O. Box 12910, Pensacola, FL 32521, hand delivered to the Housing Department drop box at 420 W. Chase Street, faxed to Karen K. Thompson at 850-595-0113 or emailed to [kthompson@cityofpensacola.com](mailto:kthompson@cityofpensacola.com).

A Public Hearing is scheduled for Wednesday, June 16, 2021 at 3:00 p.m. in the Vince Whibbs Room at City Hall 222 W. Main Street, Pensacola, Florida. Members of the public may attend the meeting in person; however, there will be limited seating capacity. In accordance CDC guidelines and City Council Resolution 2021-16 the continued wearing of face masks is encouraged, attendees will be required to sit at least 6 feet apart. Interested persons may appear and provide comment on the PHA 2022 Annual Plan.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City services, programs, and activities. Please call 858-0350 (or T.D.D. 850-595-0102) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Grover C. Robinson, IV  
Mayor

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## PHA ANNUAL PLAN SCHEDULE 2021

March 24, 2021	Notices re: Meetings to participate in survey.
March 26-April 26	RAB survey period
May 1, 2021	Legal Ad- Review Plan (45 day comment period required) And Notice of Public Hearing & City Website
June 16, 2021	Public Hearing Vince Whibbs Room 3:00 p.m
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June 21, 2021	Post to Council Calendar
July 12, 2021	Committee Meeting
July 15, 2021	Council Meeting for approval
Submit to HUD Prior to July 18, 2021 via email- needs signatures too	