



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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

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

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

**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

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (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 Progress Report.**

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

**See Attachment - City of Mesa Housing Authority (MHA) - AZ005 FY 26/27 Annual Plan**

**B.4 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

**Not applicable for the Mesa Housing Authority**

**B.5 Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y  N

	(b) If yes, please describe:
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(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.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>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.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form 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.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 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.

**Form identification:** AZ005-City of Mesa Housing Authority Form HUD-50075-HP (Form ID - 7504) printed by Rosario Beltran-Joshi in HUD Secure Systems/Public Housing Portal at 01/27/2026 06:52PM EST

## City of Mesa Housing Authority (MHA) – AZ005 FY26/27 Annual Plan

### Attachment “A” HUD-50075-HCV

#### **B.1 – Revision of PHA Plan Elements**

##### Statement of Housing Needs and Strategy for Addressing Housing Needs:

- Mesa Housing Authority (MHA) actively implements strategies to expand housing opportunities and mitigate market challenges for HCV participants. A key component of this strategy is landlord engagement and retention. MHA employs a Landlord Support Specialist who serves as a centralized point of contact for landlord outreach, education, and problem resolution. The Landlord Support Specialist conducts quarterly briefings to provide landlords with program updates, policy changes, and information on the benefits of participating in the HCV program. These briefings are designed to strengthen partnerships, address landlord concerns, and improve communication between property owner and the MHA.

##### Financial Resources:

- MHA administers Emergency Housing Vouchers (EHV) assistance funded through HUD as a time-limited program. EHV funding is provided separately from the Housing Choice Voucher program and is subject to availability and HUD guidance. MHA will continue to manage EHV financial resources in compliance with all applicable regulations and funding allocations.

##### Rent Determination:

- Effective January 2026, MHA Small Area Fair Market Rent (SAFMR) payment standards are within 92%-103% of the current 2026 SAFMRs.

#### **B.3 – Progress Report**

##### Fiscal Year Audit

The fiscal year audit for FY 24/25 reflects no audit findings or concerns for Mesa Housing Authority voucher programs.

**Goal:** *Assist with the availability of decent, safe, and affordable housing in the City of Mesa. Housing costs have increased over the last few years and additional housing opportunities are needed to serve the housing needs for low-income families and individuals.*

Objective: MHA is dedicated to conduct outreach to encourage and recruit new or previous landlords to participate in the Housing Choice Voucher (HCV) programs.

- MHA recruited 40 new landlords/property owners in 2025 for the HCV Program.
- The focus will be on efficiently and effectively managing existing housing stock while expanding opportunities with landlords interested in participating in the HCV program.
- MHA utilizes the *'affordablehousing.com'* program to determine reasonable rent for units selected by its housing applicants/participants.
- MHA has conducted quarterly landlord briefings for interested landlords/property owners.

Objective: Provide reasonable payment standards to be able to compete with the increasing market rents.

- MHA 2026 payment standards are within 92% to 103% of the 2026 Small Area Fair Market Rents (SAFMR) in accordance with HUD Regulations. SAFMR Payment Standards are based on Zip Codes rather than the metropolitan area which will better represent the different areas in Mesa and allow for additional deconcentration.

Objective: Conduct Housing Quality Standards (HQS) Inspections on all assisted units prior to move-in and at least biennially or as deemed necessary.

- MHA HQS inspections are conducted prior to move-in and before assistance begins.
- MHA HQS conducts biennially inspections for assisted units.
- Effective 10/2025 MHA has implemented the use of NSPIRE standards when conducting inspections.

Objective: MHA will provide a referral listing with available services for low-income, very-low-income and extremely-low-income individuals and families. The lists are available on the MHA website and in the MHA Housing office.

- MHA provides a listing and a webpage link to 'My Housing Search' for available leasing properties and landlords that are willing to work with MHA's voucher programs.

**Goal: Administer the Section 8 Housing Choice Voucher Program according to HUD regulations and MHA policies.**

Objective: Maintain the utilization of assisted vouchers or Housing Assistance Payments (HAP) subsidy at 98%-100% of available vouchers to budget authority.

- MHA's HAP for 2025 increased compared to the prior year. HAP was at 100%, this is mainly due to higher rental costs. As rents increased, the cost per assisted unit also increased, requiring a larger HAP expense. MHA ended 2025 with a 95.7% utilization rate of assisted vouchers.

Objective: Continue to manage HAP expenditures to confirm it is within the Annual Contributions Contract (ACC).

- MHA continues to review HAP expenditures vs. utilization to stay within the ACC budget.

Objective: Identify and collect overpayments of HAP from landlord and participants.

- MHA identifies and notifies participants and/or landlords when an overpayment of HAP has occurred.
- In 2025, MHA continued to collect re-payments for unreported income. A total of \$64,000 was collected in 2025.

Objective: Quality control of applicant and participant files will be conducted according to Section 8 Management Assessment Program (SEMAP) requirements.

- MHA conducts routine quality control of applicant and participant files according to SEMAP and PHA administrative policies.
- With the implementation of SAFMR payment standards, files are audited by staff supervisors to ensure that the correct payment standard was used when certifications were finalized.



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- MHA is a designated High Performing Agency.

For accommodations, such as braille, large print, or translation, please contact City of Mesa Housing and Community Development at (480) 644-3536, or AZ Relay 7-1-1 for those who are deaf or hard of hearing. Si necesita información en español por favor de llamar al 480-644-3536.

