Streamlined Annual PHA Plan *(HCV Only PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing **DRAFT**	OMB No. 2577-0226 Expires 03/31/2024

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

PHA Name: Housing Authority of the City of Redding **PHA Code**: CA106
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 1,672 *(1,577 + 95 VASH)*
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

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.

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

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):
B.2	**New Activities.** – Not Applicable

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. *Preserve and expand the supply of assisted housing.*
   - *The RHA has used PBVs as a catalyst for creating successful tax credit projects. Many affordable units have been produced and more will be constructed in the near future. RHA has utilized PBV vouchers to help develop successful tax credit projects and currently have two tax credit projects in the construction phase.*
   - *RHA has worked diligently and strategically to increase the number of families assisted with the Housing Choice Voucher (HCV) Program. RHA has had 12 successful graduates of the Family Self-Sufficiency Program in the last year which has created new availability in that program.*
   - *RHA has established a dynamic collaboration with Shasta County Social Service agencies and other stakeholders participating in the Housing Management Information System in order to utilize local resources to maximize voucher utilization.*
   - *RHA prioritized the lease-up of HUD-awarded Emergency Housing Vouchers (EHV). This resource has housed some of the most vulnerable in the community and has provided supporting service fees when needed.*
   - *RHA was recently awarded 15 additional VASH vouchers to serve homeless veterans.*

2. *Address the housing needs of special population groups within our jurisdiction.*
   - *RHA has 78 active VASH leases that assist homeless veterans and their families with another fifteen vouchers available in March 2025. These vouchers not only provide housing but, in addition, VASH participants receive on-going case management through the United States Department of Veteran Affairs (VA) Social Workers, which promotes the retention of permanent housing.*
   - *RHA provides a waiting list preference to victims of domestic violence and those families affected by housing condemnation within our jurisdiction.*
   - *RHA continues to participate in the Homeless Management Information System (HMIS).*
   - *RHA, through the Emergency Housing Vouchers (EHVs), has rapidly housed victims of domestic violence and offered needed service fees for application expenses, deposits and landlord incentives.*
   - *RHA, through the EHVs, has targeted extremely vulnerable families and individuals that are currently experiencing existing homelessness or impending homelessness. RHA currently has 41 EHV leases.*
   - *RHA is serving special population groups with PBVs. For example, the Woodlands II PBV complex serves nine households receiving services through the Shasta County Department of Mental Health. This collaboration ensures the retention of permanent housing for this special population group receiving mental health supportive services. Center of Hope I PBV complex has reserved 12 units for a 20-year period for persons diagnosed as severely mentally ill who will receive on-going wrap around services. Piper Way Senior Housing (finishing construction) will have 9 units reserved for developmentally disabled individuals.*
   - *RHA continues to collaborate closely with the local Continuum of Care group.*

3. *Promote economic self-sufficiency of extremely low- to moderate income populations.*
   - *RHA continues to manage the Family Self-Sufficiency Program (FSS). FSS participants are coached in navigating barriers to self-sufficiency and are connected to appropriate local resources to achieve financial independence.*
   - *RHA, beyond providing coaching to individual households, holds quarterly group FSS meetings with speakers in areas that will assist households with their goal of self-sufficiency. Topics include but are not limited to: credit repair, budgeting, applying for a home loan, managing stress, appropriate goal setting, time management and communicating with employers.*
   - *RHA has had 12 successful FSS graduates in the past year. One household graduated, received their escrow account check, and used it to participate in the First-Time Homebuyers Program with the Redding Housing Division and successfully purchased a home.*
   - *RHA connects HCV and EHV participants with Shasta County Health and Human Services, job services and other community resources.*

4. *Promote equal housing opportunities*
   - *RHA awards additional points to PBV projects that are located in higher income census tracts. The Piper Way project has begun construction and is located in a higher opportunity area of the city.*
   - *RHA encourages the participation of owners and rental units in higher opportunity areas of the City of Redding.*
   - *RHA sponsors and participates in Redding's annual Fair Housing month.*
   - *RHA continually provides referrals for Fair Housing issues.*

Copies of the PHA Annual Plan and 5-Year Plan are available on the City website and at the front desk of the Redding Housing Authority.

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.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, 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, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* 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 ☐ ☒ 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.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal
Affirmatively Furthering Fair Housing assessment not required at this time.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

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 §903.4)

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. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing 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."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (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)).

☐ **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 subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) 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.

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

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 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.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 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 §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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.* 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* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these

analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 6.02 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

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024

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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: Housing Authority of the City of Redding **PHA Code**: CA106

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **07/2025**
The Five-Year Period of the Plan (i.e. 2025-2029): 2025- 2029
PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

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 on 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	**Plan Elements.** Required for all PHAs completing this form.
B.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. The mission of the Housing Authority of the City of Redding (RHA) is to provide quality, efficient administration of the Housing Choice Voucher (HCV) Program, Veteran Affairs Supportive Housing (VASH) Program, Project Based Voucher Program (PBV) and the Family Self-Sufficiency (FSS) Program to eligible residents and landlords. The RHA will also pursue other affordable housing endeavors that enhance the number of affordable housing units or the quality of life within our jurisdiction.
B.2	**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. 1. Preserve and expand the supply of assisted housing • The RHA will apply for additional VASH and special vouchers if offered by HUD. • The RHA will strive for maximum utilization of current HCV vouchers. • The RHA will seek other opportunities to expand affordable housing options including using project-based vouchers to stimulate affordable housing production. • Additional affordable housing projects will be awarded up to 140 project-based vouchers this year according to the ranking procedure listed in the Administrative Plan of the Redding Housing Authority and approved by the Housing Manager. 2. Address the housing needs of special population groups within our jurisdiction • The RHA will continue to provide a waiting list preference to victims of domestic violence, resident families affected by condemnation within our jurisdiction and other qualified referrals for housing assistance. • The RHA will continue to expediently process VASH cases when received. • The RHA will continue to participate in the Homeless Management Information System to track homeless needs in our community. • The RHA will continue to assist the Continuum of Care with the annual Project Homeless Connect. 3. Promote economic self-sufficiency of extremely low – moderate income populations. • The RHA will continue to administer and grow the Family Self-Sufficiency Program to promote self-reliance including awarding of FSS escrow amounts to graduates of the program. • The RHA will connect participants with community resources. 4. Promote equal housing opportunities • The RHA will continue to participate in and help fund Redding's annual Fair Housing Workshop. • The RHA will continue to provide referral services for Fair Housing issues. • The RHA will continue to promote the goals of de-concentration of poverty and expanding housing and economic opportunities by engaging with owners of units in areas other than low-income or minority concentrated areas, by providing families information as to the broadest selection of units and by ensuring Project-based Vouchers are consistent with the statutory goals of deconcentrating poverty and expanding housing and economic opportunities.

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. Preserve and expand the supply of assisted housing
   - RHA has awarded 361 Project Based Vouchers to the following housing projects that were subsequently awarded tax credit funds:
     - Woodlands II, completed in 2020, 19 PBV units, five of which are restricted as permanent supportive housing through the Special needs Housing Program (SNHP) (formerly the Mental Health Service Act program) administered by the Shasta County Health and Human Services.
     - Kennett Court I Apartments, completed in 2021, 46 PBV units.
     - Kennett Court II Apartments, completed in 2022, 31 PBV units.
     - California Place Apartments, completed in 2022, 63 PBV units.
     - Kennett Court Senior Apartments, completed in 2024, 29 PBV units for seniors 62 and older.
     - Lowden Lane Senior Apartments, completed in 2024, 60 PBV units for seniors 62 and older.
     - Center of Hope Apartments, completed in 2024, 29 PBV units, 15 restricted as permanent housing for the severely mentally ill who receive Permanent Supportive Services through Hill Country Health and Wellness.
     - Center of Hope II apartments, currently under construction (to be completed in 2025), 25 PBV units, 15 restricted as permanent housing for the severely mentally ill who receive Permanent Supportive Services through Hill Country Health and Wellness.
     - Piper Way Senior Apartments, currently under construction (to be completed in 2025), 59 PBV units, nine units restricted as permanent supportive housing for developmentally disabled seniors, six units restricted as permanent supportive housing for the severely mentally ill.
     - RHA was awarded five additional VASH Vouchers in 2022 and 10 additional VASH vouchers in 2023.
   - RHA achieved a 98.4 percent lease-up utilization of entire vouchers allocated.

2. Address the housing needs of special population groups within RHA jurisdiction
   - RHA provides a waiting list preference to victims of domestic violence, resident families affected by condemnation within RHA jurisdiction and other qualified referrals for housing assistance.
   - RHA has been awarded 15 additional VASH Vouchers and has maintained a 91 percent utilization rate.
   - Through the Center of Hope PBV project, completed in 2024, 15 PBV units were restricted as permanent supportive housing for the severely mentally ill who received Permanent Supportive Services through Hill Country Wellness.
   - Through the Piper Way Senior Apartments, currently under construction (to be completed in 2025), nine PBV units are restricted as permanent supportive housing for developmentally disabled seniors and six PBV are units restricted as permanent supportive housing for the severely mentally ill.
   - Through the Center of Hope II apartments, currently under construction (to be completed in 2025), 15 PBV units are restricted as permanent housing for the severely mentally ill who will receive Permanent Supportive Services through Hill Country Health and Wellness.
   - Through the Woodlands II, completed in 2020, five PBV units are restricted as permanent supportive housing through the Special needs Housing Program (SNHP) (formerly the Mental Health Service Act program) administered by the Shasta County Health and Human Services.

3. Promote Economic self-sufficiency of extremely low-moderate income populations
   - RHA has continued to administer and grow the Family Self-Sufficiency (FSS) Program to promote self-reliance.
   - 12 households have graduated from the FSS Program with a total escrow account payout of over $149,000 received by graduating households.
   - RHA conducts quarterly FSS meetings for all FSS households. These meetings feature guest speakers in fields that contribute to self-reliance.

	• RHA connects participants with the Shasta County Health and Human Services and other community resources. 4. Promote Equal Housing Opportunities • The RHA incorporated into the Administrative Plan additional points to be awarded for low-income Project-based Voucher projects that are located in higher income census tracts. The RHA encourages the participation of owners of units in areas other than low-income or minority concentrated areas. • The RHA participates in Redding's annual Fair Housing Workshop. • The RHA continually provides referrals for Fair Housing issues.
B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The RHA is committed to assisting victims of domestic violence in our community. The RHA assists the needs of victims of domestic violence by providing a preference on the waiting list for these victims. The RHA also responds to victims of domestic violence who are currently assisted by the Housing Choice Voucher Program according to HUD requirements.
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. A significant amendment is any change which fundamentally and significantly alters the approach to managing programs and providing service that benefits the recipients of the Housing Choice Voucher Program. This change may include the implementation of any new program not identified in the RHA's Plan or the elimination of any program currently being administered. A significant modification from the 5-Year Plan is any change that fundamentally and significantly modifies the mission, goals or objectives of the RHA as stated in the 5-Year Plan. In the event of a substantial deviation from the 5-Year Plan, the modification must be adopted in the same manner the 5-Year Plan is adopted. The process would include review of the change by the Resident Advisory Board, notice soliciting public comment and a Public Hearing in front of the Board of Commissioners. However, if changes are required due to regulatory changes mandated by HUD, the changes will not be considered a significant amendment or modification. Also, any discretionary policies, procedures or administrative decisions that do not negatively impact the majority of the recipients and/or applicants of the program, will not be considered a significant amendment or modification of the Plan. Review copies of the RHA Annual Plan, 5-Year Plan and associated documents are available at the front desk of the Housing Authority and on the City of Redding website.
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.

D.	Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal
Affirmatively Furthering Fair Housing assessment not required at this time and is not required to completed Section D. The RHA will fulfill the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.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. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or
modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?
(b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.
Challenged Elements.
(a) Did the public challenge any elements of the Plan?
(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.
(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

6.4 JOINT CUSTODY OF CHILDREN

Children who are subject to a joint custody agreement but live with one parent at least, 51% of the time will be considered members of the household. "51% of the time" is defined as 183 days of the year, which do not have to run consecutively.

If custody is equal or there is no court decree then:

6.4.1 Whoever receives Temporary Assistance for Needy Families (TANF), Medi-Cal and/or Food Stamps for the child is entitled to consider the child as a household member and receive the dependent allowance deduction.

6.4.2 If TANF is not received by the household, the person who claims the child as dependent for IRS purposes is entitled to consider the child as a household member and receive the dependent allowance.

6.4.3 If under the circumstances listed in number 2, there are no federal taxes, the state tax return will be considered.

6.4.4 If two families share custody of a child and neither household receive TANF nor have filed federal or state income taxes, the responsible adult whose address is listed in the school records will be allowed to consider the child as a household member and receive the dependent allowance deduction.

6.4.5 If the child is not of school age, the applying head of household will provide a statement to the RHA where the child resides a majority of the time.

7. OWNER OUTREACH

7.1. ACTIVITIES TO ENCOURAGE PARTICIPATION BY OWNERS AND OTHERS

7.1.1 The RHA will invite owners through publication in a newspaper of general circulation, as well as, through minority media and other suitable means, to make dwelling units available for leasing by eligible families. In doing so, the RHA will encourage the participation of owners of units in areas other than low-income or minority concentrated areas.

7.1.2 The RHA will also:

a. Develop working relationships with local owner and real estate broker associations.

b. Establish contact with civic, charitable, or neighborhood organizations that have an interest in housing for low-income families, and public agencies concerned with obtaining housing for displaced persons.

c. Explain the provisions of the program, including equal opportunity requirements to real estate, landlord, and other groups that have dealings with low-income families or are interested in housing such families.

9. FAIR HOUSING ACTIVITY AND REASONABLE ACCOMMODATION POLICY

9.1 INFORMATION ON FAIR HOUSING LAWS

9.1.1 At program briefing, all families issued a Voucher will be provided with the brochure, "Fair Housing, It's Your Right," (HUD-1 260-FHEO). Included in the brochure is the form, "Housing Discrimination Complaint," (HUD-903).

9.1.2 Families are encouraged to notify the RHA if they encounter housing discrimination. If appropriate, the family will be given instructions or assistance with filing a complaint. The completed complaint is forwarded to the State Department of Fair Employment and Housing in San Francisco.

9.1.3 The RHA administers a Fair Housing Information and Referral Service. The service provides basic landlord and tenant information along with fair housing referrals.

9.1.4 Families are provided information at program briefings concerning neighborhoods likely to contain affordable housing.

9.1.5 Families are provided information at program briefings as to the broadest geographical choice in selection of units.

9.1.6 Upon request, the RHA may provide assistance in finding units for those families who, because of age, disability, or other reasons, are unable to locate suitable units.

9.1.7 The RHA may also provide assistance when the family alleges that discrimination is preventing them from finding a suitable unit.

9.1.8 April of each year is designated as Fair Housing Month. The RHA actively participates by:

a. Display advertising in public media;

b. Public service announcements on local radio and television stations;

c. Mailing to landlords, owners, and real estate agents brochures titled "Housing Rights" and "Discrimination is Against the Law;" and

d. Cosponsoring a full-day Fair Housing workshop.

9.2 REASONABLE ACCOMMODATION POLICY

9.2.1 During the application and recertification processes, the staff of the RHA will advise applicants and participants of its Reasonable Accommodation Policy.

Reasonable accommodation is a reasonable adjustment to the RHA's rules, policies, practices, or procedures in order to enable an applicant or participant with a disability to fully participate in the HCV Program. The RHA will document the connection of the disability as it relates to the reasonable accommodation request.

II. HCV PBV PROGRAM OVERVIEW

Project-based vouchers are a component of the HCV program. A PHA can attach up to 20 percent of its authorized voucher units to specific housing units if the owner enters into an assistance contract for specified units and for a specified term. For units that meet certain exception criteria, an additional 10 percent of units may be project-based. The PHA may refer families from its waiting list to the project owner to fill vacancies.

The RHA intends to utilize the project-based voucher option when it is financially prudent for the RHA and where it can demonstrate benefit to low-income families or the community. The program will have the following components:

1. GENERAL INFORMATION

A Housing Assistance Payments (HAP) contract will be executed between the project owner and the RHA. The RHA will make payments to the owner on behalf of low-income residents who are participants in the Project-Based Voucher (PBV) program.

1.1 PBV may be provided to existing units, new construction units or units to be rehabilitated at the Housing Authority's discretion.

1.2 No more than 20 percent of the total RHA authorized vouchers may be used for PBV (up to an additional 10% may be allocated if certain HUD criteria are met and at the Housing Authority's discretion).

1.3 The selection of a PBV site must be an appropriate option over tenant-based units. PBV must be consistent with the statutory goals of "deconcentrating poverty and expanding housing and economic opportunities".

1.4 No more than 25 percent of the units in any one building or project may be PBV, with an exemption of this cap provided for units specifically for elderly, disabled, or families receiving supportive services.

1.5 After a family has resided in a PBV unit for 12 months or more, the family may move out and receive a tenant-based voucher for rental assistance from the Housing Authority. If a voucher is not available, the family will be placed on the tenant-based waiting list, ahead of other applicants.

1.6 The PBV HAP contract term may be for up to 20 years, subject to available funding, which presently comes in one-year increments. Renewal or extension is at the sole option of the RHA.

4.16 PROJECT MANAGEMENT PLAN

Provide a copy of the owner's plan for managing and maintaining the units. (NC, RC)

4.17 FINANCING

Evidence of how the project will be financed. (NC, RC)

4.18 OTHER GOVERNMENT ASSISTANCE

Disclosure of other government assistance including tax credits. (E, NC, RC)

4.19 LOCAL OBJECTIVES DETAIL

Specify what local objectives as detailed in the RHA Plan the project meets. (E, NC, RC)

Be specific on how the project furthers the goal of deconcentrating poverty and expanding housing and economic opportunities.

4.20 PROPOSED HAP CONTRACT TERM (E, NC, RC)

5. FINAL SELECTION NOTIFICATION

The RHA will notify owners regarding the final selection of owners under the PBV program solicitation and make the records and documentation available to those concerned with the selection process. Project-based Voucher award letters will specify the length of time that a developer has to complete the designated criteria before the award expires. Project-based Voucher awards will not be extended beyond the initial time frame. A new application for the same project may be submitted during a future Request for Proposal. All projects must be substantially the same as originally proposed in order to be funded.

6. SUPPORTIVE SERVICES

At times, the RHA may require supportive services as a requirement of the PBV project. Supportive services are those services provided by the owner or in collaboration with non-profit provider that provide defined services such as transportation, childcare, dependent care, and needs-related payments that are necessary to enable an individual for successful completion of a process, program or project. Specific required supportive services, if necessary, will be determined at time of application by an owner to the PBV program.

7. ACCESSIBILITY STANDARDS

For new construction and rehabilitation housing, the project must meet accessibility standards prior to construction based on architectural plans and specifications. Once

Resident Advisory Board Comments

In response to Redding Housing Authority's (RHA) goal of promoting equal housing opportunities, members of the Board commented on the 2023 Fair Housing Workshop and advised it was an important event where they learned numerous things about renters' rights. Since the 2024 Fair Housing Workshop was online only, important factors may have been missed and some members were not able to attend online due to issues with access, etc. Mr. Pezonella inquired about the relationship between City of Redding Housing Authority and Legal Services of Northern California (LSNC). Senior Housing Specialist Naomi Harri explained the referral process to LSNC and the types of issues that LSNC might be able to help with.

In response to RHA discussion of the Project Based Voucher (PBV) Program, RAB Member Dutra suggested that the City of Redding invest in a building and execute a project-based voucher program directly to local residents. Mr. Pezonella suggested that unused hotels/motels should be utilized to house the HUD tenants in transition.

Analysis of Resident Advisory Board Comments

In regards to the Fair Housing Workshop, Legal Services of Northern California advised RHA that they would not be able to co-host an in-person event again this year. However, the City of Redding offers year-round education materials and referrals to the community about fair housing issues. Informational brochures and flyers with current regulations and online training options provided by the State of California Civil Rights Department will also be sent to interested parties in April, which is the month each year that the City of Redding recognizes officially as Fair Housing Month.

In regards to the City of Redding investing in a building and executing a PBV program, RHA currently has 59 PBV units under construction with the Piper Way Senior Apartments, of which 9 units are targeted for developmentally disabled seniors, and 6 units are designated for severely mentally ill seniors experiencing homelessness, and 29 PBV units under construction with the Center of Hope II Apartments, which has 12 units designated for the severely mentally ill who are experiencing homelessness.

RESOLUTION NO. RHA 2025-____

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF REDDING ADOPTING REVISIONS TO ITS STREAMLINED ANNUAL PUBLIC HOUSING AUTHORITY PLAN FOR FISCAL YEAR 2024-25 AND 5-YEAR PHA PLAN FOR FISCAL YEARS 2025-2029

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the Housing Authority of the City of Redding (RHA) to revise its Annual Plan for Fiscal Year 2025 and 5-Year PHA Plan for 2025-2029: and

WHEREAS, the Annual Plan must be revised annually and the 5-Year PHA Plan must be revised every five years and submitted to HUD in order to be in compliance with HUD's directives.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners as follows:

1. The above recitals are true and correct.

2. The Housing Authority of the City of Redding approves and adopts the Public Housing Authority (PHA) Annual Plan for Fiscal Year 2025 which is attached and is hereby made a part of the resolution.

3. The Housing Authority of the City of Redding approves and adopts the Public Housing Authority (PHA) 5-Year Plan for Fiscal Years 2025-2029 which is attached and is hereby made a part of the resolution.

4. The Chairman or designee is authorized to execute the PHA Certifications of Compliance and associated documents which is incorporated in the PHA Annual Plan and 5-Year Plan at the time it is submitted to HUD.

I HEREBY CERTIFY that the foregoing resolution was introduced at the regular meeting of the City of Redding Housing Authority on the 17th day of March, 2025, and was duly adopted at said meeting by the following vote:

AYES: BOARD MEMBERS:
NOES: BOARD MEMBERS:
ABSENT: BOARD MEMBERS:
ABSTAIN: BOARD MEMBERS:

_____
MIKE LITTAU, Chair
Redding Housing Authority

ATTEST:

SHARLENE TIPTON, Secretary
to the Redding Housing Authority

APPROVED AS TO FORM:

CHRISTIAN M. CURTIS, General Counsel
to the Redding Housing Authority