



MARICOPA COUNTY HOUSING DEPARTMENT
2024 North 7th Street, Phoenix, Arizona 85006-2155
Phone: 602-257-1113 ~ FAX: 602-257-9383 ~ TTY: 602-257-4556

April 13, 2000

Mr. John Dibella, Director
U.S. Department of HUD
633 17th Street
Denver, CO 80202-3607

Dear Mr. Dibella:

Enclosed, in accordance with the 1998 Quality Housing and Work Responsibility Act, is the Maricopa County Housing Department's Agency Plan.

We have complied with the statutory requirements of QHWRA and have ensured that our goals as identified in the Plan are consistent with the Maricopa County Consolidated Plan.

In putting together our plan, the department held staff brainstorming sessions and we invited residents to four public hearings to receive input into the draft plan. Once the plans were presented, comments received were worked into the plan and the final goals identified. Those comments are part of the document.

Housing related Policies and Procedures were revised to include HUD mandated language and our new processes to achieve the goals in the Plan. We have included our Capital Funding Plan and a request for Public Housing Drug Elimination funding. These related documents are included in the Plan as attachments.

If you have any questions concerning the Plan, please contact me at 602-257-1113, ext. 113.

Sincerely,

Joanne D'Amico
Housing Director

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**PHA Plan
Agency Identification**

PHA Name: Maricopa County Housing Department

PHA Number: AZ009

PHA Fiscal Year Beginning: 07/2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. 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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

In a fiscally sound manner, the Maricopa County Housing Department will provide adequate and affordable housing, promote economic opportunity and provide a safe and drug-free living environment for our residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing

Objectives:

X Apply for additional rental vouchers:
Respond to NOFA's to bring program to 2000.

Reduce public housing vacancies:

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

Apply for tax credits for 120 units.

Acquire or build units or developments

Other (list below)

- X PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - X Improve public housing management: (PHAS score 81.25)
High performer by June 30, 2003
 - X Improve voucher management: (SEMAP score)
Standard performer by June 30, 2001.
High performer by June 30, 2003.
 - X Increase customer satisfaction:
Develop survey for all clientele, including owners and applicants.
 - X Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
Reduce TAR's by 2% per year.
Improve automated processing.
Upgrade computers by June 30, 2002.
 - X Renovate or modernize public housing units:
Spend all capital funds within timelines.
 - X Demolish or dispose of obsolete public housing:
Remove eight Mesa scattered sites from inventory by June 30, 2003.
 - Provide replacement public housing:
 - X Provide replacement vouchers:
Preserve project-based subsidies at opt-out.
 - X Other: (list below)
Market to higher income families by June 30, 2002.
Offer incentives to live in public housing by June 30, 2002.

- X PHA Goal: Increase assisted housing choices
 - Objectives:
 - X Provide voucher mobility counseling:
Work with other local agencies to streamline portability.
 - X Conduct outreach efforts to potential voucher landlords:
Conduct outreach briefings to apartment owner associations once a year.
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - X Implement public housing or other homeownership programs:
Sell twenty units by December 30, 2004
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - X Other: (list below)
Provide/distribute affordable housing directories.

Update and maintain current listing for distribution.

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
Marketing strategy, curb appeal, enhanced management.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - X Implement public housing security improvements:
Install and maintain fencing and lighting.
Reduce shrub growth.
Xeriscape each of four areas, one per year (01-04).
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - X Other: (list below)
Encourage FSS participation and ensure compliance.
Enroll 15 new clients by June 30, 2002.
Establish resident councils in three areas.
Hire additional staff person to implement.
Apply for TA money.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
Utilize Workforce Investment One Stop Centers throughout county.
 - X Provide or attract supportive services to improve assistance recipients' employability:
Maintain Headstart centers on sites.
Increase computer labs and Internet accesses from 2 areas to 4 by 6/30/02.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - X Other: (list below)

Implement Goals Achieved Through Education (GATE) program in two remaining areas. (NWA & SWA)
Increase FSS participation by 3% per year.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Work with local fair housing providers and provide staff sensitivity training on fair housing issues.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- X PHA Goal: Ensure programs offered/administered are done so in a cost effective manner.
Objective:
 - X Utilize public funds reasonably; Use “front page” ethics; Identify cost to value ratio; Train staff on input/output measures and costs associated with action/inaction; Continue to build reserves by 5% per year.
- X PHA Goal: Hire residents for housing authority jobs.
Objective:
 - X Increase resident employment by 3% per year.
Ensure job announcements reach Resident Council officers.
Step-up apprenticeship for maintenance and childcare workers.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

X **Standard Plan**

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

 Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

We have addressed management, expansion of the stock, marketability, security, tenant based housing, maintenance, equal opportunity, public image and supportive service issues in our Annual Plan.

Our policies, budgets and statements set forth in this Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward meeting our goals and objectives. They are consistent with the Maricopa County Consolidated Plan.

Highlights include applying for tax credits for 120 units, increasing FSS participation, improving public housing security, renovating and modernizing public housing units, improving PHAS and SEMAP scores and expanding assisted housing stock.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	5

2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	26
6. Grievance Procedures	28
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	34
12. Community Service Programs	35
13. Crime and Safety	38
14. Pets (Inactive for January 1 PHAs)	40
15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	40
17. Asset Management	40
18. Other Information	41

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (AZ009a01)
- FY 2000 Capital Fund Program Annual Statement (AZ009b01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (AZ009c01)
- FY 2000 Capital Fund Program 5 Year Action Plan (AZ009d01)
- Public Housing Drug Elimination Program (PHDEP) Plan (AZ009e01)
- Comments of Residents (AZ009f01)
- Other (List below, providing each attachment name)
Tenant Grievance Procedure (AZ009g01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

The Housing Needs Section of our Consolidated Plan shows there is a significant need for additional affordable housing resources in our community. Information was gathered and analyzed and a consultant was used to develop the consolidated plan for unincorporated Maricopa County. From that information, it was determined that although there is a significant need for additional housing we will only be able to offer minimal support to that end. There are close to 5900 project-based units in the marketplace that provide much needed assistance, however the threat of owners opting out presents serious concern.

The Maricopa County Housing Department used this analysis to prepare our five-year goals and objectives. It reflects our priorities that we have set forth in our Mission Statement.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	6856	5	5	5	5	3	3
Income >30% but <=50% of AMI	12,416	5	5	5	4	4	4
Income >50% but <80% of AMI	6409	3	3	3	3	3	2
Elderly	3.5	4	4	3	5	2	4
Families with Disabilities	4	4	4	4	3	3	4
Black	4	5	5	4	5	2	4
Hispanic	4	5	5	4	5	2	4
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1999
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1648		26%
Extremely low income <=30% AMI	396	24%	
Very low income (>30% but <=50% AMI)	1203	73%	
Low income (>50% but <80% AMI)	49	3%	
Families with children			
Elderly families	32	20%	
Families with Disabilities	344	21%	
White/non-Hispanic	709	43%	
Black/non-Hispanic	150	9%	
American Indian or Native Alaskan	15	1%	
Asian or Pacific Islander	7	.4%	
Hispanic	767	47%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	452	27%	34%
2 BR	488	30%	31%
3 BR	546	33%	30%
4 BR	141	9%	32%
5 BR	7	.4%	12%
5+ BR	1	.002%	

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1347		40%
Extremely low income <=30% AMI	474	35%	
Very low income (>30% but <=50% AMI)	734	55%	
Low income (>50% but <80% AMI)	139	10%	
Families with children			
Elderly families	154	11%	
Families with Disabilities	243	18%	
White/non-Hispanic	577	43%	
Black/non-Hispanic	151	11%	
American Indian of Native Alaskan	28	2%	

Housing Needs of Families on the Waiting List			
Asian or Pacific Islander	4	.3%	
Hispanic	583	43%	
Other	4	.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 13			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Since we are required to state how we intend to address our community's housing needs to the maximum extent practical, we offer the following:

We will maximize our availability of affordable housing units in our current inventory by reducing down time and modernizing units to attract higher income renters. We will maintain occupancy at 98% in public housing.

In Section 8, we will fully utilize our 1483 vouchers by marketing the program to landlords outside of areas of minority/poverty concentration and making sure our waiting list applicants get out to search for suitable housing in a timely manner.

We will increase the supply of affordable units by developing 120 tax credit units, 40 of which will replace demolished public housing.

We will invest our funds wisely and continue to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development and other providers over

the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability), State of Arizona LIHTC proposals and partner with appropriate agencies to pursue increasing the amount of affordable housing in Maricopa County.

Next year, we expect to operate with 14 million for our existing programs (**refer to section on financial resources**). We will continue to use those resources to house people earning up to 80% of the median income employing QHWRA mandates. While we will not be able to reach the unmet goals of the entire County, we will continue to provide the best product for the least cost for our anticipated 958 units.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- X Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional section 8 units should they become available

Leverage affordable housing resources in the community through the creation of mixed - finance housing

X Pursue housing resources other than public housing or Section 8 tenant-based assistance.

X Other: (list below)
Preserving project-based subsidies

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

X Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

X Employ admissions preferences aimed at families who are working

X Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community

- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,659,708	
b) Public Housing Capital Fund	1,885,446	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,223,227	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	201,000	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
2. Prior Year Federal Grants (unobligated funds only) (list below)	100,000	Security contracts

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	1,430,320	
4. Other income (list below)		
Non-Dwelling Report	22,000	
4. Non-federal sources (list below)		
PH Investment Income	110,790	PH operations
S8 Investment Income	11,013	S8 operations
Sale of 79 units	2,900,000	Replacement housing
Total resources	14,543,504	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (100)
 When families are within a certain time of being offered a unit: (state time)
 Other: Final eligibility is done prior to being housed.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity
- X Rental history
- X Housekeeping
- X Other: Credit reports
 - Debts to other housing agencies

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
 - Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - X Other: Area based (multiple sites, geographically dispersed)
- b. Where may interested persons apply for admission to public housing?
 - X PHA main administrative office
 - X PHA development site management office
 - X Other (list below)
 - Mailed to them if requested by phone.
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
 - 1. How many area-based waiting lists will the PHA operate in the coming year? 4
 - 2. Yes No: Are any or all of the PHA's area-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 - If yes, how many lists?
 - 3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? All 4

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
At the development to which they would like to apply
- Other (list below)
One-stop Centers
Web site

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? We currently serve 50%

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused only if occupancy exceeds 98%
- Underhoused only if occupancy exceeds 98%
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)

- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. X Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- X Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- X Other source (list)
Website 9/2000

b. How often must residents notify the PHA of changes in family composition?(select all that apply)

- At an annual reexamination and lease renewal
- X Any time family composition changes ACOP pg 44 top
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. X Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. X Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
If selected, list targeted developments below:
 - X Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
All developments – Phoenix – Guadalupe – Mesa – El Mirage – Surprise – Peoria – Tolleson – Buckeye - Avondale
 - Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - Other (list policies and developments targeted below)
- d. X Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- X Additional affirmative marketing
 - X Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
 - X List (any applicable) developments below:

Phoenix 9-01	Guadalupe 9-15	Peoria 9-06 & 9-19
Mesa 9-21 & 9-22	El Mirage 9-06 & 9-18	Surprise 9-14 & 9-20
Avondale 9-09	Tolleson 9-03, 9-17 & 9-25	scattered 9-26

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
50-80% of AMI

Not applicable: results of analysis did not indicate a need for such efforts

X List (any applicable) developments below:

Phoenix 9-01	Guadalupe 9-15	Peoria 9-06 & 9-19
Mesa 9-21 & 9-22	El Mirage 9-06 & 9-18	Surprise 9-14 & 9-20
Avondale 9-09	Tolleson 9-03, 9-17 & 9-25	scattered 9-26

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes X No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- X Criminal or drug-related activity
- X Other (describe below)
- Rental history.
- Length of stay.
- Amounts owed agencies, other agency's, or owner.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- X None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office
- X Other (list below)
Website 9/2000

(3) Search Time

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Rental market in unincorporated Maricopa County tight, so 120-day period automatically given.

(4) Admissions Preferences

a. Income targeting

Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)

(if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below)
Elderly/Disabled

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- 1 Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - Elderly/Disabled

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
 - Published Notice

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
 - Distribution at CAP offices
 - Distribution at DES offices
 - Distribution at other PHA’s

4. PHA Rent Determination Policies

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
X \$26-\$50

2. Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
Title VI and stipend

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit

Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never

At family option

Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

X Other (list below)

Only when family composition changes

g. X Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

X The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

X Other (list/describe below)

85% of FMR

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR

X 100% of FMR

Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 2000	Expected Turnover
Public Housing	827	26%
Section 8 Vouchers	1452	40%
Section 8 Certificates	31	100%
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	827	26%
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
ACOP

Maintenance Plan

- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) AZ009b01

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) AZ009d01

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
40 replacement public housing units
80 tax credit units including
20 elderly units

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to

complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes X No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to

component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:
1b. Development (project) number:

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

1. Yes X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: The PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)
Automated income information

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admissions policies living/working in jurisdiction
 Section 8 admissions policies living/working in jurisdiction
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Youth	75	Self selective	Phoenix, Mesa, Surprise	Public housing
Youth Club	30	Random	Phoenix, Mesa, Northwest Area	Public housing
Resident Council	6	Elected	Phoenix	Public housing
GATE	25	Specific	Phoenix, Mesa	Public housing
GED/ESL		Specific	Phoenix, Mesa, Avondale	Public housing
FSS	72	Specific	Main	Public housing Section 8

(2) Family Self Sufficiency program/s

Maricopa County Housing Department is not required to have a Family Self Sufficiency Program, but we do offer it as an incentive.

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	03/29/00 33
Section 8	0	03/29/00 39

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
Leasing history
Turnover

3. Which developments are most affected? (list below)
Two 4-unit buildings in Mesa (9-21) on Duran & Ingram Streets

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Community policing

Install dusk to dawn lighting

2. Which developments are most affected? (list below)

Coffelt 9-01

East Mesa 9-22

Guadalupe 9-15

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

2. Which developments are most affected? (list below)

All multifamily complexes have community policing.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. X Yes No: Were there any findings as the result of that audit?
4. X Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1
5. X Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes X No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
X Comprehensive stock assessment
 Other: (list below)
3. Yes X No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Added work requests to Capital Improvement Plan

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: MARICOPA COUNTY
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Adding elderly rental units to affordable stock.
Increase both large and small family affordable stock.
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Serve households earning 30 - 50% of median income who have most severe need.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Substantial deviations or significant amendments or modifications to this plan are defined as, “discretionary changes in the plans or policies of the housing department that fundamentally change the mission, goals, objective or plans of the agency” and require formal approval from the Board of Supervisors.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

De-concentration and Income Mixing

Following analysis of our complexes to determine whether or not we needed to de-concentrate minority and/or income populations, we decided to employ waiting list skipping. Maricopa County properties are generally representative of the population at large, in racial and income mix, so waiting list skipping was a reasonable solution for the properties we need to de-concentrate. In addition, further marketing of the properties to other than the very-low income will further this goal. We will post photographs of our sites in workplaces and leave application information. As our sites are modernized and new amenities added each year, we will market a more attractive property to higher income families. Some locations are highly desirable in the Northwest area and we can do some things to improve curb appeal. Because we serve extremely low-income households, Maricopa County will work toward marketing its improved properties to local employers in the area to achieve an income balance in the affordable housing communities we manage.

**Capital Fund Program Annual Statement
Parts I, II, and III**

Annual Statement**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number 709-2000 FFY of Grant Approval: 10-2000

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	60,000
3	1408 Management Improvements	40,000
4	1410 Administration	180,000
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	18,000
8	1440 Site Acquisition	0
9	1450 Site Improvement	138,900
10	1460 Dwelling Structures	1,148,037
11	1465.1 Dwelling Equipment-Nonexpendable	87,000
12	1470 Nondwelling Structures	131,500
13	1475 Nondwelling Equipment	10,000
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	0
18	1498 Mod Used for Development	0
19	1502 Contingency	72,009
20	Amount of Annual Grant (Sum of lines 2-19)	1,885,446
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	22,000
24	Amount of line 20 Related to Energy Conservation Measures	0

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	New Maint. Trucks, Copy Mach., Typewriters and other equipment	1406	60,000
HA-Wide	Computer upgrades, soft & hardware, staff training on new systems	1408	40,000
<i>HA-Wide</i>	Portion of salary's for management staff, accounting staff and total salary for Modernization Manager plus benefits, for the administration of programs	<i>1410</i>	180,000
AZ009022 Clare Feldstadt Homes	Hire A&E Maintenance Bldg., Expansion, costs and fees for bids	1430	16,000
HA-Wide	Costs and Fees for Bidding & Ad's	1430	2,000
AZ00901 Coffelt	Replace exterior water shutoff valves on all 300 units	1450	43,900
AZ009004 H.M. Watson Homes	Replace landscape, topsoil, sod and rock	1450	35,000
AZ009005 John Hammond Homes	Replace concrete parking areas	1450	15,000

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AZ00906 Flora M. Statler Homes	Pave dirt parking areas	1450	18,000
AZ009019 Varney Homes	Install Security street lights	1450	22,000
AZ009022 Clare Feldstadt Homes	Install playground equip. & Tot-Lots	1450	5,000
AZ00906 Flora M. Statler Homes	Replace heating systems, kitchen cabinets and floor covering in units	1460	142,000
AZ00909 Norton Circle	Upgrade Elect. & Plumbing systems, Re-Hab kitchens & baths complete with new fixtures and cabinets	1460	493,354
AZ009017 John Hollar Gardens	Upgrade Elect. & Plumbing systems, Paint interiors, replace exter. Doors, Re-	1460	300,683

	Hab kitchens & baths complete with new fixtures and cabinets		
--	--	--	--

AZ009b01

Page 4

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AZ009020 Casa Bonitas	Replace kitchen cabinets and complete floor coverings	1460	112,000
AZ009021 Scattered Site Houses	Replace kitchen cabinets and complete floor coverings in 10 units	1460	50,000
AZ009026 Scattered Site Houses	Replace kitchen cabinets and complete floor coverings in 10 units	1460	50,000
HA Wide	Replace refrigerators, ranges and coolers in tenant units	1465.1	87,000
AZ009022 Clare Feldstadt Homes	Enlarge maintenance buildings at both sites no. 1 & 2, Mesa	1470	131,500
HA Wide	Replace maintenance tools and	1475	10,000

	equipment		
HA Wide	Contingency for 1450 & 1460	1502	72,009

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide	10/02	3/03
HA-Wide	10/01	3/02
HA-Wide	3/01	10/01
AZ009022 Clare Feldstadt	3/01	10/01
HA-Wide	10/01	10/02
AZ00901 <u>Coffelt</u>	10/01	10/02
AZ009004 H.M. Watson Homes	10/01	10/02
AZ009005 John Hammond Homes	10/01	10/02
AZ00906		

Flora M. Statler Homes AZ009019	10/01	10/02
Varney Homes AZ009022	10/01	10/02
Clare Feldstadt Homes	10/01	10/02

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
AZ00906 Flora M. Statler Homes	10/01	10/02
AZ00909 Norton Circle	10/01	10/02
AZ009017 John Hollar Gardens	10/01	10/02
AZ009020 <u>Casa Bonitas</u>	10/01	10/02
AZ009021 Scattered Site Houses	10/01	10/02
AZ009026		

Scattered Site Houses	10/01	10/02
HA-Wide AZ009022	10/01	10/02
Clare Feldstadt Homes	10/01	10/02
HA-Wide	10/01	10/02
HA-Wide	10/01	3/03

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ00901	Coffelt		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Repave parking areas and add sidewalks, total project over two years			610,000
Re-Hab kitchens, total project over three years			900,000
Replace heating and cooling systems, total project over two years			340,000
Landscape ground areas over two years			300,000
Replace interior doors, frames & hardware, interior lighting and flooring over two years			694,000
Total estimated cost over next 5 years			2,844,000

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ00903	Baden Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install water backflow systems, trim trees and remove stumps, regrade site, replace walks and landings, over two years.			59,000	2001 & 2002
Add attic insulation & replace entry doors over two years.			56,000	2001 & 2002
Replace cooling systems over four years.			6,000	2001-2002-2003-2004
Add landscaping over two years.			13,000	2003 & 2004
Total estimated cost over next 5 years			134,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ00904	Watson Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install backflow systems and Tot-Lots			15,000	2001
Add landscaping at site, over two years			20,000	2002 & 2003
Replace water heaters and Entry doors, over two years.			7,600	2001 & 2002
Paint exterior of units.			22,000	2003
Replace roofs.			45,000	2004
Total estimated cost over next 5 years			109,600	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ00905	Hammond Homes		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Regrade & landscape, install backflow systems, install sewer clean outs.			110,000
Replace interior doors and hardware over two years.			63,000
Total estimated cost over next 5 years			173,000
			Planned Start Date (HA Fiscal Year)
			2002
			2002 & 2003

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ00906	Statler Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install boundary fence and backflow systems.			12,500	2001
Install new hall lighting.			3,000	2001
New fence for maintenance area.			1,500	2001
Replace water heaters and heating systems, over three years			27,000	2002-2003-2004
New landscaping.			15,000	2003
Install parking areas and paving.			22,000	2004
Total estimated cost over next 5 years			81,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ00909	Madison Heights/Norton Circle			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Re-Hab kitchens & baths, new flooring and interior paint (Madison), over two years.			850,000	2001 & 2002
Replace entry doors and hardware over two years.			81,000	2001 & 2002
New landscaping on site over two years.			65,000	2003 & 2004
Replace interior doors and hardware over two years.			120,000	2003 & 2004
Total estimated cost over next 5 years			1,116,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ009014	Paradise Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair and extend block wall.			10,000	2001
Install new landscaping at site over two years.			95,000	2002 & 2003
Re-Hab kitchens and baths over two years.			256,000	2003 & 2004
Total estimated cost over next 5 years			361,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ009015	Father Fidelis Kuban Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Enclose Maintenance building to allow for storage of parts and materials			25,000	2002
Replace water heaters.			18,000	2003
Replace interior doors and hardware.			24,000	2004
Total estimated cost over next 5 years			67,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ009017	John Hollar Gardens		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
New landscaping installed over two years.			60,000
Replace water heaters.			8,000
Total estimated cost over next 5 years			68,000

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ009018	Villa Monte Rosa			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install boundary fence.			30,000	2002
Re-Hab kitchen and baths.			185,000	2003

Total estimated cost over next 5 years	215,000	
--	---------	--

AZ009d01
Page 11

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ009019	Varney Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Add landscaping to site.	15,000	2003
Total estimated cost over next 5 years	15,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
---------------------------	--	----------------------------	-----------------------------------

AZ009020	Casa Bonitas		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace floor coverings over two years.		40,000	2003 & 2004
Add insulation to attic.		24,000	2003
Total estimated cost over next 5 years		64,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ009021	Scattered Site Houses, Mesa		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Replace floor coverings in 30 units, over three years.			60,000
Re-Hab kitchens & baths in 30 units over three years			96,000
Remove dead trees and stumps.			6,000
Total estimated cost over next 5 years			162,000

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ009022	Clare Feldstadt Homes		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Seal and repair parking area.			12,000
Re-Hab kitchens & baths over two years.			380,000
Re-do landscaping.			15,000
Total estimated cost over next 5 years			407,000

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ009025	Scattered Site Houses Southwest area			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Remove dead trees and stumps			6,000	2002
Replace fencing			25,000	2002
Replace floor coverings over two years.			22,000	2003 & 2004
Re-Hab kitchens and baths over two years.			50,000	2003 & 2004
Repair porches and overhangs over two years			20,000	2003 & 2004
Re-landscape over two years.			15,000	2002 & 2003
Total estimated cost over next 5 years			138,000	

**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ009026	Scattered Site Houses Western Area		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Re-Hab kitchens and baths over three years.			140,000
Repair/replace driveways over three years.			45,000
Repair porches and overhangs over three years.			20,000
Replace water heaters and floor coverings over three years.			60,000
Re-landscape units over three years.			60,000
Total estimated cost over next 5 years			325,000



**FY 2000 Capital Fund Program
5 Year Action Plan**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ00900	AGENCY WIDE MANAGEMENT IMPROVEMENTS		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Up-grading of computer soft and hardware systems over four years.			120,000
Training and travel for staff related to computer systems for four years.			80,000
Total estimated cost over next 5 years			200,000
			Planned Start Date (HA Fiscal Year)
			2001-2002-2003-2004
			2001-2002-2003-2004

Public Housing Drug Elimination Program Plan

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 205,000

B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R__X_____

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

Our primary goals are to increase community policing hours in Phoenix, Coffelt 9-01 and in Avondale at Madison Heights/Norton Circle 9-09. In the last few years, we have spread our community policing dollars throughout Maricopa County and have stripped these larger properties (425 units) of their success rates. By boosting hours above baseline, we anticipate consistency in keeping these properties drug-free.

In addition we will add dusk to dawn lighting in four public housing sites to deter after dark activity.

E. Target Areas

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
9-01 Coffelt-Lamoreaux	300	1200
9-09 Norton Circle/Madison Heights	125	400
9-15 Guadalupe	50	150
9-03 & 9-17 Tolleson	45	105
9-18 El Mirage	20	56
9-19 Peoria	12	30

F. Duration of Program

G. PHDEP Program History

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	X		0	N/A	
FY 1996	X		0	N/A	
FY 1997					
FY1998	X 271,800	AZ20DEP0090198	151,000		11/00
FY 1999	X 201,685	AZ20DEP0090199	201,685		04/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

Reduce crime in the public housing developments to a level equal to or less than their surrounding neighborhoods. Develop strategies and tactics, in coordination with the local Police Department's, to combat crime in and around the Maricopa County Housing Department's developments. Establish working relationships with local service providers. Enlist the assistance of the Resident Councils to join Block Watch and assist the police in reporting criminal activities.

B. PHDEP Budget Summary

FY __00__ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	110,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	50,000
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	45,000
TOTAL PHDEP FUNDING	205,000

C. PHDEP Plan Goals and Activities

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$110,000		
Goal(s)	Increase community policing hours						
Objectives	To avert drug and criminal activities after dark.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Work with resident patrols and Block Watch during community policing			10/00	9/02	100,000		10% Reduction in after dark criminal activity
2. Involve kids in ride-a-long			10/00	9/02	100,000		10% Reduction in youth involvement in after dark criminal activity
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$50,000		
Goal(s)	Install dusk to dawn lighting in six areas						
Objectives	Reduce nefarious activities in four areas. Improve after-dark safety and security						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. RFP and Award			4/01	10/01	1,000	Capital funds	Reduced resident complaints about how dark it is
2. Install lighting			11/01	3/02	49,000		
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$45,000		
Goal(s)	Continue current program						
Objectives	Introduce police and residents to other programs and success stories.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Travel to Annual Community Policing Conference			4/01	5/02	5,000	N/A	Resident/Police partnerships enhanced
2. Fund drug elimination			12/00	2/02	35,000	N/A	Grants' funding

Coordinator Salary & benefits							preserved
3. Fund mileage and sundry			12/00	6/02	5,000	PH & Sect. 8	Operations

Section 3: Expenditure/Obligation Milestones

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1, 2	110,000 9/02	55,000 1/02	110,000 1/01
9120				
9130				
9140				
9150	Activity 1	50,000 6/02	25,000 12/01	50,000 6/01
9160				
9170				
9180				
9190	Activity 1, 3	10,000 5/02	5,000 9/01	10,000 3/01
	Activity 2	35,000 6/02	17,500 9/01	35,000 1/01
TOTAL		\$ 205,000	102,500	\$ 205,000

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”