AGENCY PLAN 2000
FOR THE
CITY OF SCOTTSDALE
HOUSING AGENCY:
COMMUNITY ASSISTANCE OFFICE

AZ032V01

FISCAL YEAR BEGINNING JULY 1, 2000

THIS AGENCY PLAN, WHEN ADOPTED BY THE CITY COUNCIL INCORPORATES, BY REFERENCE, SCOTTSDALE'S FIVE-YEAR CONSOLIDATED PLAN AND THE ADOPTED *STRATEGY FOR THE PRESERVATION AND DEVELOPMENT OF HIGH QUALITY, SAFE AND AFFORDABLE HOUSING.*

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EXECUTIVE SUMMARY

The City of Scottsdale Housing Agency has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and subsequent published requirements.

The adopted mission statement of the Scottsdale Community Assistance Office guides the activities of the City of Scottsdale Housing Agency. Our mission is:

To improve the lives of Scottsdale families through the administration of federal housing grants to provide opportunities to low and moderate income people for: safe, sanitary and affordable housing; self-sufficiency; social services; economic growth; and reasonable accommodations for persons with disabilities.

We have also adopted the following goals and objectives for the next five years.

Goal One: Assist our community by increasing the availability of affordable, suitable housing for families in the low income range, cited as a need in our Consolidated Plan and our Strategy for the Preservation and Development of High Quality Safe and Affordable Housing.

Objectives:

1. Apply for additional rental vouchers for multifamily developments that are "opting out" of Section 8 project-based assistance contracts.

2. Increase the overall supply of affordable single family and multi-family housing units by 150 units by June 30, 2001.

Goal Two: Manage the Scottsdale Housing Agency's existing assisted housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. HUD shall recognize the Scottsdale Housing Agency as a high performer (90% SEMAP score) by June 30, 2001.

2. The Scottsdale Housing Agency shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

3. By June 30, 2002, the Scottsdale Housing Agency shall have a waiting list of sufficient size so we can fill our Housing Choice Vouchers within 30 days of them becoming vacant.

4. The Scottsdale Housing Agency shall achieve and sustain an occupancy rate of 98% by June 30, 2002.

Goal Three: Expand the range and quality of housing choices available to Section 8 participants.

Objectives:

1. The Scottsdale Housing Agency shall implement an aggressive outreach program to attract at least 25 new landlords to participate in its program by June 30, 2003.

2. The Scottsdale Housing Agency shall establish a program to help some of the people who use its tenant-based program to become homeowners by June 30, 2004.

3. The Scottsdale Housing Agency shall reduce the concentration of its voucher holders by having 51% of them living in other than low-income areas by June 30, 2004.

Goal Four: Promote self-sufficiency and asset development for families and individuals.

Objectives:

1. 50% of FSS Clients will have a net increase in annualized earned income by June 30, 2001.

2. Establish a working relationship with 20 employers within the targeted Scottsdale Business Community by June 30, 2001.

Goal Five: Ensure full compliance with all applicable standards and regulations including government Generally Accepted Accounting Practices.

Objectives:

1. The Scottsdale Housing Agency shall operate so that earned administrative revenue exceeds expenditures every year.

2. The Scottsdale Housing Agency shall eliminate its operating reserve deficit by June 30, 2002.

3. The Scottsdale Housing Agency shall submit all HUD financial reports in compliance with generally accepted accounting practices on a timely and accurate basis.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- We are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements.

- Applicants will be selected from the waiting list by preference and in order of the date and time they applied

- We have established a minimum rent of $0.

- We will utilize an exception rent of 120% of the published FMR as our payment standard.

In summary, we are on course to improve the condition of affordable housing in Scottsdale.

Citizen participation in the Agency Planning Process

Scottsdale's Section 8 Housing Assistance Program and its Community Development Block Grant and HOME programs are administered by the staff of the Community Assistance Office. Two citizen boards, appointed by the City Council, advise the staff and Council on community issues related to these programs. These are the Scottsdale Housing Board and the Human Services Commission. The Agency Plan for the Section 8 Program and the Consolidated Plan for CDBG/HOME allocations were developed along the same timeline and the needs assessments and goals for both plans were based heavily on Scottsdale's adopted *Strategy for the Preservation and Development of High Quality, Safe and Affordable Housing.* **Insofar as possible, given the constraints of the federal regulations, the two plans are fully consistent with each other.**

Needs assessments for the Agency Plan and the Consolidated Plan were presented at a Public Hearing before the Human Services Commission on January 27, 2000. The Agency Plan was discussed at the regular Housing Board meetings in January, February and March. The draft plan was advertised as available for public review on February 4, 2000 and was scheduled at that time for a public hearing

before the City Council on March 20, 2000. All Section 8 clients were notified by mail that the draft plan was available for review and comment. Specific comments were solicited from clients on February 23, 2000 at a City sponsored landlord-tenant training. Twelve tenants completed questionnaires on their experience with the Section 8 program. The Agency Plan is also available on the Internet at:

www.ci.scottsdale.az.us/communityassistance

THE SCOTTSDALE HOUSING AGENCY'S FIVE-YEAR PLAN

MISSION STATEMENT

The Scottsdale Housing Agency is a section in the City of Scottsdale Community Assistance Office. The Mission of Community Assistance is:

To improve the lives of Scottsdale families through the administration of federal housing grants to provide opportunities to low and moderate income people for: safe, sanitary and affordable housing; self-sufficiency; social services; economic growth; and reasonable accommodations for persons with disabilities.

GOALS AND OBJECTIVES

The goals and objectives adopted by the Scottsdale Housing Agency are:

Goal One: Assist our community by increasing the availability of affordable, suitable housing for families in the low-moderate income range, cited as a need in our Consolidated Plan and our Strategy for the Preservation and Development of High Quality Safe and Affordable Housing.

Objectives:

3. Apply for additional rental vouchers for multifamily developments that are "opting out" of Section 8 project-based assistance contracts.

4. Increase the overall supply of affordable single family and multi-family housing units by 150 units by June 30, 2001.

Goal Two: Manage the Scottsdale Housing Agency's existing assisted housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

5. HUD shall recognize the Scottsdale Housing Agency as a high performer (90% SEMAP score) by June 30, 2001.

6. The Scottsdale Housing Agency shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and

fiscally prudent leader in the affordable housing industry.

7. By June 30, 2002, the Scottsdale Housing Agency shall have a waiting list of sufficient size so we can fill our Housing Choice Vouchers within 30 days of them becoming vacant.

8. The Scottsdale Housing Agency shall achieve and sustain an occupancy rate of 98% by June 30, 2002.

Goal Three: Expand the range and quality of housing choices available to Section 8 participants.

Objectives:

4. The Scottsdale Housing Agency shall implement an aggressive outreach program to attract at least 25 new landlords to participate in its program by June 30, 2003.

5. The Scottsdale Housing Agency shall establish a program to help some of the people who use its tenant-based program to become homeowners by June 30, 2004.

6. The Scottsdale Housing Agency shall reduce the concentration of its voucher holders by having 51% of them living in other than low-income areas by June 30, 2004.

Goal Four: Promote self-sufficiency and asset development of families and individuals.

Objectives:

3. 50% of FSS Clients will have a net increase in annualized earned income by June 30, 2001.

4. Establish a working relationship with 20 employers within the targeted South Scottsdale Business Community by June 30, 2001.

Goal Five: Ensure full compliance with all applicable standards and regulations including government Generally Accepted Accounting Practices.

Objectives:

4. The Scottsdale Housing Agency shall operate so that earned administrative revenue exceeds expenditures every year.

5. The Scottsdale Housing Agency shall eliminate its operating reserve deficit by June 30, 2002.

6. The Scottsdale Housing Agency shall submit all HUD financial reports in compliance with Generally Accepted Accounting Practices on a timely and accurate basis.

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached and incorporated by reference is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The City of Scottsdale Community Assistance Office used this analysis to prepare our five-year goals and objectives. It reflects the priorities that we have set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet all the needs that exist in our jurisdiction, we are not optimistic about achieving this objective. The problem is that we lack the resources to address our housing needs. Neither the City of Scottsdale nor the Federal Government can make available all the resources necessary to accomplish our objective. Scottsdale allocates money annually from its General Fund to add to the supply of quality affordable housing and we do apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development over the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability) to increase the amount of affordable housing in Scottsdale.

This year, we expect to receive approximately four million dollars for our existing programs. We will continue to use those resources to house people through the Section 8 tenant-based program, the HOME Program, Community Development Block Grant and City of Scottsdale General Funds. Our agency is part of the entire effort undertaken by the Maricopa County Consortium of Cities to address our jurisdiction's affordable housing needs. As stated throughout this section, the need for housing is extensive, involving a wide range of income groups. While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this Plan, we will try to address some of the identified needs by using available resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to help add to the affordable housing available in our community. We intend to work with our local private, non-profit and public sector partners to try to meet these identified needs.

SECTION 1: MARKET CONDITIONS AND NEEDS ASSESSMENT

This section of the Housing Agency Plan outlines the housing and community development needs in the City of Scottsdale. The primary focus of this section is identifying the number of low-income households in Scottsdale by household size and type (i.e. – small elderly households, etc.). Particular emphasis is placed on those households that have housing problems, meaning those that are either cost burdened, overcrowded, or living in substandard dwellings.

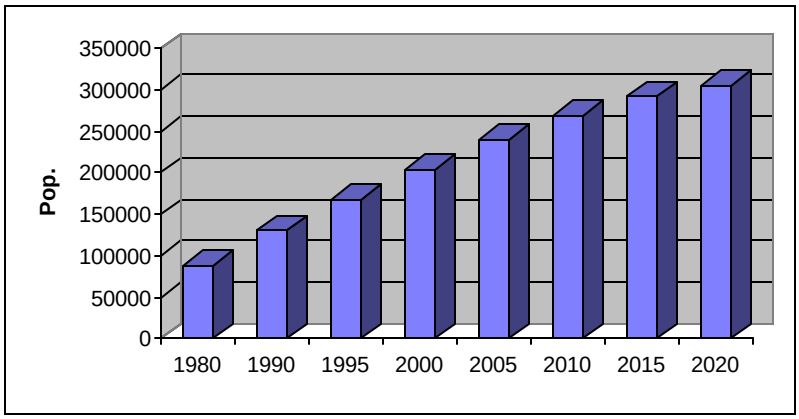
This information is extremely helpful in long range planning for affordable housing resources and, in addition to being a critical component of this Housing Agency Plan, will become a critical component of the Maricopa County Consortium FY 2000-2004 Consolidated Plan.

SECTION 1.1: AFFORDABLE HOUSING NEEDS SUMMARY

The requirements of this section of the Needs Assessment have been met through the City of Scottsdale's participation in the Maricopa County Consortium Consolidated Plan. Additional housing needs in the City of Scottsdale have been identified in the City's July 1999 *Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing*. However, a summary of that information is provided below for regulatory purposes and for the convenience of the reader.

The City of Scottsdale is considered one of the fastest growing cities in the United States, which places a significant burden on the local housing market. Between the years of 1980 and 1990, Scottsdale's population exploded from 88,622 to 130,075; a 46.8% increase. In 1980, Scottsdale ranked 177th in population size nationally, jumping to a rank of 139th in 1990. The U.S. Census Bureau reported in November of 1997 that Scottsdale is now the *seventh* fastest growing city in the nation in terms of percentage of population growth in the 90's.

Figure 1 – Scottsdale's Population Trends
1980-2020



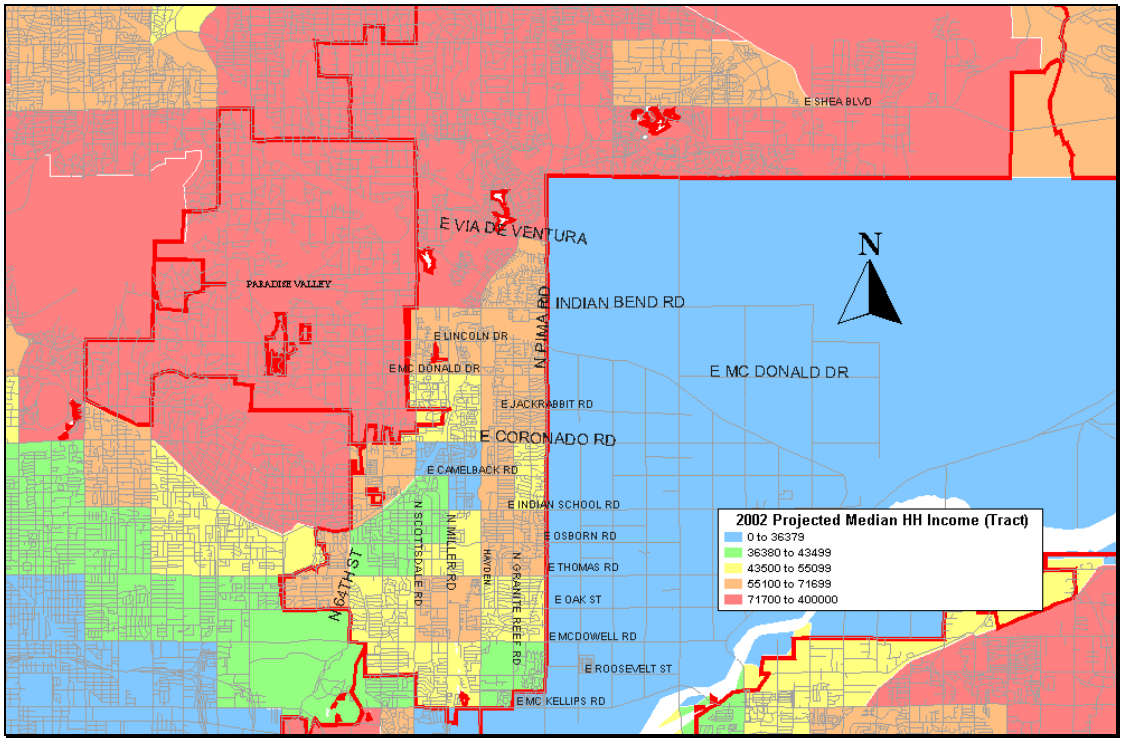
Maricopa County, 1995

Median incomes vary quite substantially in Scottsdale with the varying types of households. For example, family households had a much higher median income in 1990 at $48,202 while non-family households had a median income of only $25,157, or 48% lower. With household income the determining factor behind what a household can

afford in terms of housing, these figures become very telling.

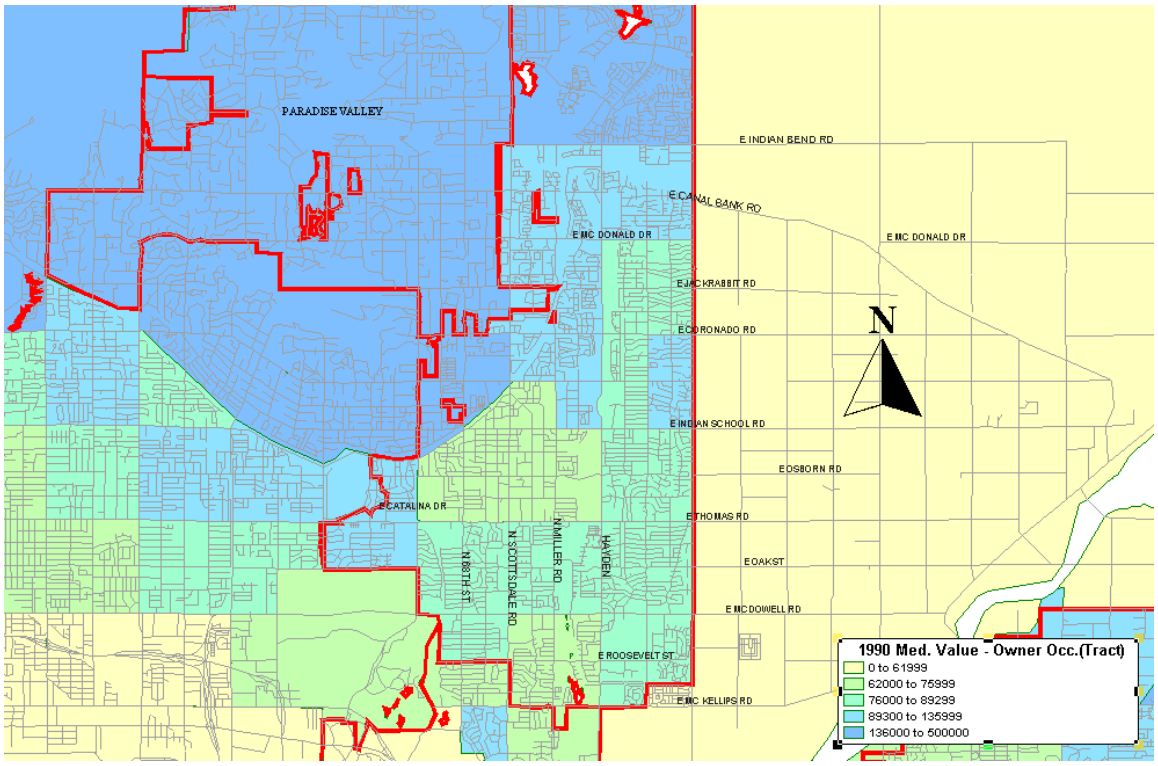
Overall, Scottsdale has one of the highest median incomes in the country for a city of this size. In 1990, Scottsdale's median household income was reported in the U.S. Census at $39,037. More recently, Scottsdale's 1998 median household income was estimated at $56,000, a drastic increase over a period of only seven years. However, as detailed in the chart below, there are many households in Scottsdale with much lower incomes and the distribution of income level is widely spread.

Scottsdale had only 5.8% of its population living in poverty in 1990. However, the sheer number of persons living at or below poverty in 1990 equaled 7,583. An even more telling statistic is that over 61% of these Scottsdale residents are female and over 90%, or 6,856, are white. Fifteen percent of persons living in poverty, or a total of 1,160 persons, were over the age of 65. Of these seniors living in poverty, 958 or almost 83% were receiving public income assistance.

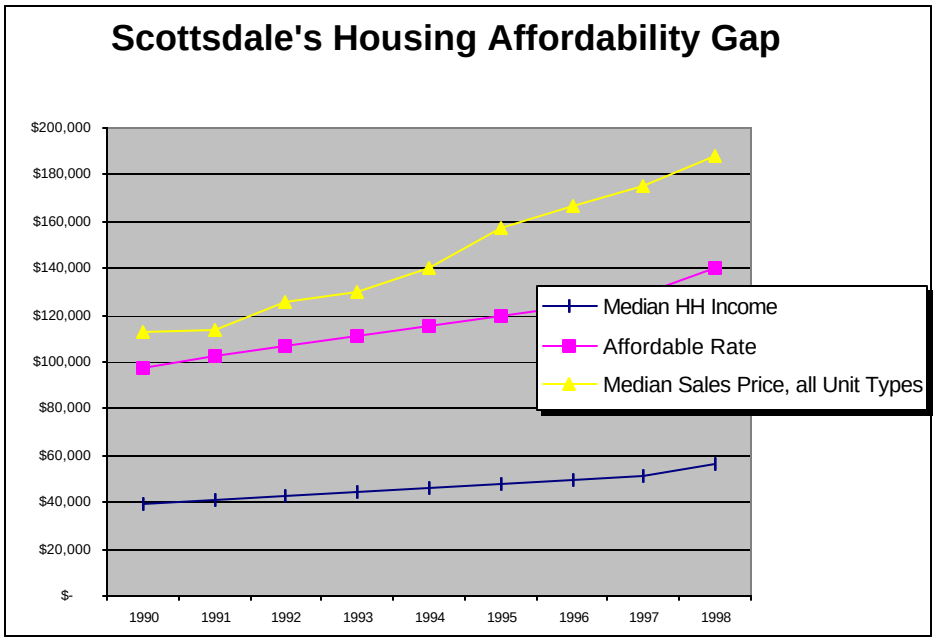


In 1990, the median sales price of Scottsdale's owner-occupied housing units was $112,500 according to the Real Estate Center at Arizona State University. At that time, Scottsdale's median household income was $39,037. The median household in 1990 could afford a home in the $97,600 range[1]. The gap between median housing costs and what the median household could afford was $14,900 using these benchmarks.

[1] Assuming a general rule of 2.5 times gross income needed to qualify. Actual price range will vary based on funds available for downpayment and closing costs, other monthly debt payments and interest rate.



However, a potential homebuyer in the market for a home in Scottsdale today would have to pay a far greater percentage of household income to achieve the goal of homeownership. In 1998, the median sales price of all owner-occupied housing units sold in Scottsdale was $188,000. With an estimated 1998 median household income of $56,000, today's median household can afford a home costing approximately $140,000. The affordability gap in less than ten years has jumped from $14,900 to $48,000, a 222% increase. By industry standards, a household would need to gross at least $75,200 annually to qualify for a mortgage to pay for the median priced home in Scottsdale. This is 30% higher than Scottsdale's median income.



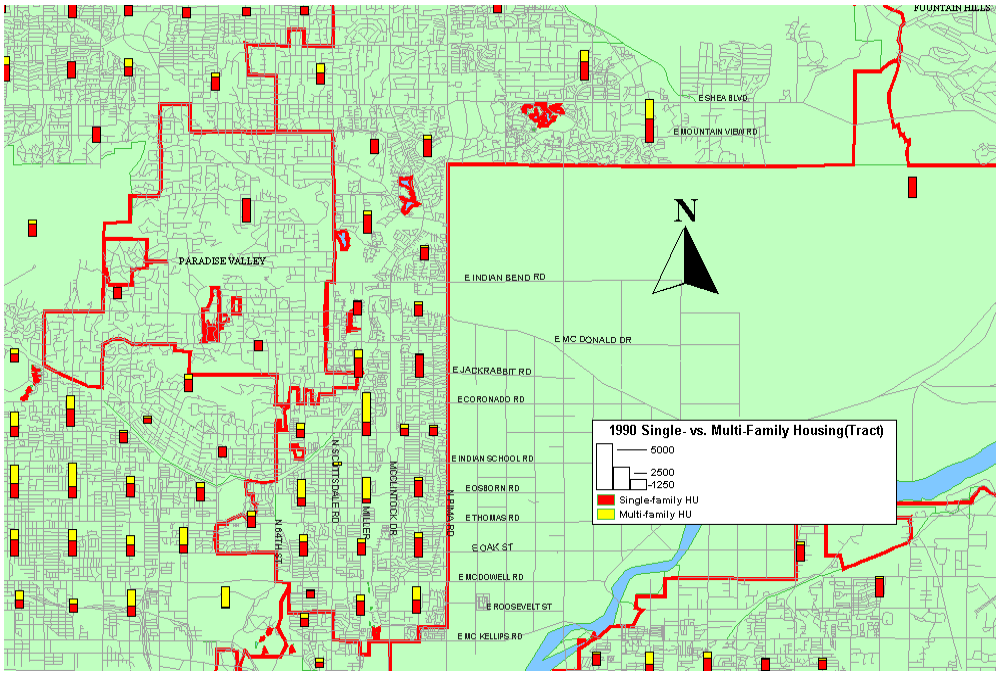
Rental rates are also high in Scottsdale for many of the same reasons that rents are escalating at the State and National level. With a large population influx and limited development opportunities, vacancy rates decline while demand for additional units increases. This, in effect, increases rents to levels that are unaffordable to many working households. In 1990, the U.S. Census reported that Scottsdale's median gross rent was $597 for all rental units in the City. In December of 1997, a survey of 67 market-rate rental communities in Scottsdale representing 14,578 units was performed by the City of Scottsdale Community Assistance Office. The results of this survey show that market rents in Scottsdale averaged $641.73 monthly for a one bedroom unit, $769.84 for a two-bedroom, and $1,041.61 for a three bedroom unit at that time. This survey was repeated 12 months later during December of 1998 and showed increases of 4%, 3% and 2% for a one, two and three bedroom unit, respectively (see chart below).

Table 3 - Scottsdale Recent Market Rent Survey
Dec. 1997 to Dec. 1998

	Dec-97	Dec-98	% Change
1 BR	$ 641.73	$ 665.02	4%
2 BR	$ 769.84	$ 793.17	3%
3 BR	$ 1,040.61	$ 1,070.97	3%

SOURCE: City of Scottsdale Community Assistance Office

Additionally, land available for the development of multi-family housing is quickly disappearing. A special report prepared by the City of Scottsdale's Community Planning Department shows that Scottsdale has approximately 700 acres of available land for multi-family development. This land will potentially increase the number of units by 12,500. Assuming that the pace of multi-family development remains consistent with the level of growth experienced so far in the 1990's, the City will completely build out it's available multi-family land by 2005.



So how many households in Scottsdale are in need? These figures have been developed through data from HUD and the U.S. Census Bureau and broken down by income group as per 24 CFR §91.205(b)(1):

SECTION 1.2: HOUSING NEEDS BY INCOME GROUP

Extremely Low-Income Household Needs (Below 30% of Median Income)

It is estimated that a total of 4,934 households or 5.4 percent of all households in Scottsdale are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 3,100 extremely low-income renter households projected to have housing problems in FY 2000, 31 percent are elderly (over the age of 62), 23 percent are comprised of small households (2-4 persons), 2 percent are comprised of large households (5 or more persons), and 43 percent are comprised of one-person households. Of those 1,849 extremely low-income owner households with problems in 2000, 54 percent are elderly and 46 percent are non-elderly.

By FY 2000, it is estimated that an additional 742 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 149 households.

Based on the information referenced in paragraph one above, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 4,194 extremely low-income households are in distress, with 63 percent comprised of renters and 37 percent comprised of owners.

The distribution of persons and families with housing problems and/or cost burdened in 1990 was presumed to remain the same for the five-year period covered in this report.

Based on the 1990 Census, minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 21 percent more likely; Hispanics at 64 percent more likely; Asians less likely; and Native Americans at 185 percent more likely.

As a general rule, the likelihood of minority renter and owner households earning under 30 percent of the median in the region to be experiencing housing problems was less likely than all households with problems.

Very Low-Income Household Needs (Between 31% and 50% of Median Income)

It is estimated that a total of 4,920 households or 5.4 percent of all households in Scottsdale are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 3,174 very low-income renter households projected to have housing problems in FY 2000, 29 percent are elderly (over the age of 62). 30 percent are comprised of small households (2-4 persons). 2 percent are comprised of large households (5 or more persons). And 39 percent are comprised of one-person households. Of those 1,754 very low-income owner households with problems in 2000, 50 percent are elderly and 50 percent are non-elderly.

By FY 2004, it is estimated that an additional 740 very low-income owner and renter households will have problems, representing an annual addition of approximately 148 households.

Based on the information contained in Table 1C, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 3,258 very low-income households are in distress, with 66 percent comprised of renters and 32 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five-year period covered in this report.

Low-Income Household Needs (Between 51% and 80% of Median Income)

It is estimated that a total of 7,532 households or 8.3 percent of the households in Scottsdale are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 4,216 other low-income renter households projected to have problems in FY 2000, 24 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 4 percent are comprised of large households (5 or more persons), and 43 percent are comprised of one-person households. Of those 2,993 other low-income owner households with problems in 2000, 36 percent are elderly and 64 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,134 other low-income owner and renter households will have problems, representing an annual addition of approximately 227 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five-year period covered in this report.

Based on the information contained in the 1990 Census, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,152 other low-income households are in distress, with 34 percent comprised of renters and 66 percent of owners. Blacks were 30 percent more apt to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

Middle-Income Household Needs (Between 81% and 95% of Median Income)

It is estimated that a total of 2,669 households or 3 percent of the households in Scottsdale are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 1,042 moderate-income renter households projected to have problems in FY 2000, 24 percent are elderly (over the age of 62), 32 percent are comprised of small households (2-4 persons), 3 percent are comprised of large households (5 or more persons), and 40 percent are comprised of one-person households. Of those 1,613 moderate-income owner households with problems in 2000, 20 percent are elderly and 80 percent are non-elderly.

By FY 2004, it is estimated that an additional 402 moderate-income owner and renter households will have problems, representing an annual addition of approximately 80 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five-year period covered in this report.

Based on the 1990 Census, more accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 364 moderate-income households are in distress, of which 20% are renters and 80% are owners.

SECTION 1.3: HOUSING NEEDS OF FAMILIES ON SECTION 8 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	203		
Extremely low income <=30% AMI	124	61.0	
Very low income (>30% but <=50% AMI)	70	34.4	
Low income (>50% but <80% AMI)	9	4.5	
Families with children	126	61.7	
Elderly families	29	14.3	
Families with Disabilities	45	22.1	
White	166	57.1	
African-American	28	16.1	
American Indian	7	3.9	
Asian	3	1.5	
Hispanic	36	17.7	
Non-Hispanic	167	82.3	
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)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 6 months

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Financial Resources Statement

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants (FY 2000 grants)		
a.) Public Housing Operating Fund	N/A	
b.) Public Housing Capital Fund	N/A	
c.) HOPE VI Revitalization	N/A	
d.) HOPE VI Demolition	N/A	
e.) Annual Contributions for Section 8 Tenant-Based Assistance	3,262,386	
f.) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g.) Resident Opportunity and Self-Sufficiency Grants	46,350	
h.) Community Development Block Grant	1,128,000	Supportive Services, Residential Rehabilitation
i.) HOME	279,313	Expansion of homeownership opportunities
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only - list below)	N/A	
3. Public Housing Dwelling Rental Income	N/A	
4. Other Income (list below)	N/A	
4. Non-federal sources (list below)		
Public Housing Investment Income		
Section 8 Admin Fee Investment Income	10,800	Section 8 Operations

Total Resources	4,726,849	

A. Public Housing

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

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)

☒ 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 ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ 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)

☒ Criminal or drug-related activity
☐ Other (describe below)

(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)

☒ 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)

☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If the family documents their efforts and additional time can reasonably be expected to result in success or the family contains a person with a disability.

(4) Admissions Preferences

a. Income targeting

☒ Yes ☐ 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. ☒ 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
- ☒ 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
- ☐ 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

☒ 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
☐ Other preference(s) (list below)

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)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

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 below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☒ Above 110% of FMR (if HUD approved; describe circumstances below)

HUD approved exception payment standards (to 120% of FMR) for Fiscal Year beginning July 1, 1999 under the Housing Choice Voucher Program was approved pursuant to Section 982.503(c)(2)(i).

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)

TENANT-BASED INFORMAL REVIEW PROCEDURE

The Scottsdale Housing Agency will investigate and respond to complaints by participant families, owners, and the general public. The Scottsdale Housing Agency may require that complaints other than HQS violations be put in writing. Anonymous complaints are investigated whenever possible; but adverse actions are not taken against participants unless violations of family obligations can be verified.

1.0 Informal Review for the Applicant

A. Informal Review for the Applicant

The Scottsdale Housing Agency will give an applicant for participation in the Section 8 Existing Program prompt notice of a decision denying assistance to the applicant. The notice will contain a brief statement of the reasons for the Scottsdale Housing Agency decision. The notice will state that the applicant may request an informal review within 10 business days of the denial and will describe how to obtain the informal review.

B. When an Informal Review is not required

The Scottsdale Housing Agency will not provide the applicant an opportunity for an informal review for any of the following reasons:

1. A determination of the family unit size under the Scottsdale Housing Agency subsidy standards.

2. A Scottsdale Housing Agency determination not to approve an extension or suspension of a certificate or voucher term.

3. A Scottsdale Housing Agency determination not to grant approval to lease a unit under the program or to approve a proposed lease.

4. A Scottsdale Housing Agency determination that a unit selected by the applicant is not in compliance with HQS.

5. A Scottsdale Housing Agency determination that the unit is not in accordance with HQS because of family size or composition.

6. General policy issues or class grievances.

7. Discretionary administrative determinations by the Scottsdale Housing Agency.

C. Informal Review Process

The Scottsdale Housing Agency will give an applicant an opportunity for an informal review of the Scottsdale Housing Agency decision denying assistance to the applicant. The procedure is as follows:

1. The review will be conducted by any person or persons designated by the Scottsdale Housing Agency other than the person who made or approved the decision under review or a subordinate of this person.

2. The applicant will be given an opportunity to present written or oral objections to the Scottsdale Housing Agency decision.

3. The Scottsdale Housing Agency will notify the applicant of the Scottsdale Housing Agency decision after the informal review within 14 calendar days. The notification will include a brief statement of the reasons for the final decision.

D. Considering Circumstances

In deciding whether to deny assistance because of action or inaction by members of the family, the Housing Agency may consider all of the circumstances in each case, including the seriousness of the case, the extent of participation or culpability of individual family members, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure.

The Housing Agency may deny assistance or may impose, as a condition of assistance for other family members, a requirement that family members who participated in or were culpable for the action or failure will not reside in the unit. The Housing Agency may permit the other members of a participant family to continue on the waiting list.

If the Housing Agency seeks to deny assistance because of illegal use, or possession for personal use, of a controlled substance, or pattern of abuse of alcohol, such use or possession or pattern of abuse must have occurred within one year before the date that the Housing Agency provides notice to the family of the Housing Agency determination to deny assistance. In determining whether to deny assistance for these reasons the Scottsdale Housing Agency will consider evidence of whether the household member:

1. Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol;

2. Has otherwise been rehabilitated successfully and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol; or

3. Is participating in a supervised drug or alcohol rehabilitation program and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol.

Informal Review Procedures for Denial of Assistance on the Basis of Ineligible Immigration Status:

The applicant family may request that the Scottsdale Housing Agency provide for an informal review after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. This request must be made by the applicant family within 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

For applicant families, the Informal Review Process above will be utilized with the exception that the applicant family will have up to 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or of the INS appeal decision to request the review.

2.0 Informal Hearings for Participants

A. When a Hearing is required

1. The Scottsdale Housing Agency will give a participant family an opportunity for an informal hearing to consider whether the following Scottsdale Housing Agency decisions relating to the individual circumstances of a participant family are in accordance with the law, HUD regulations, and Scottsdale Housing Agency policies:

   a. A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment.

   b. A determination of the appropriate utility allowance (if any) for tenant-paid utilities from the Scottsdale Housing Agency utility allowance schedule.

c. A determination of the family unit size under the Scottsdale Housing Agency subsidy standards.

d. A determination to terminate assistance for a participant family because of the family's action or failure to act to meet family obligations.

e. A determination to terminate assistance because the participant family has been absent from the assisted unit for longer than the maximum period permitted under the Scottsdale Housing Agency policy and HUD rules.

2. In cases described in paragraphs 2.0(A)(1)(d), and (e), of this section, the Scottsdale Housing Agency will give the opportunity for an informal hearing before the Scottsdale Housing Agency terminates housing assistance payments for the family under an outstanding HAP contract. The opportunity for an informal hearing may be presented in a Notice of Intent to Terminate Assistance.

B. When a Hearing is not Required

The Scottsdale Housing Agency will not provide a participant family an opportunity for an informal hearing for any of the following reasons:

1. Discretionary administrative determinations by the Scottsdale Housing Agency.

2. General policy issues or class grievances.

3. Establishment of the Scottsdale Housing Agency schedule of utility allowances for families in the program.

4. A Scottsdale Housing Agency determination not to approve an extension or suspension of a certificate or voucher term.

5. A Scottsdale Housing Agency determination not to approve a unit or lease.

6. A Scottsdale Housing Agency determination that an assisted unit is not in compliance with HQS. (However, the Scottsdale Housing Agency will provide the opportunity for an informal hearing for a decision to terminate assistance for a breach of the HQS caused by the family.)

7. A Scottsdale Housing Agency determination that the unit is not in accordance with HQS because of the family size.

8. A determination by the Scottsdale Housing Agency to exercise or not exercise any right or remedy against the owner under a HAP contract.

C. Notice to the Family

1. In the cases described in paragraphs 2.0(A)(1)(a), (b), and (c), of this section, the Scottsdale Housing Agency will notify the family that the family may ask for an explanation of the basis of the Scottsdale Housing Agency's determination, and that if the family does not agree with the determination, the family may request an informal hearing on the decision.

2. In the cases described in paragraphs 2.0(A)(1)(d), and (e), of this section, the Scottsdale Housing Agency will give the family prompt written notice that the family may request a hearing within 10 business days of the notification. This notice may be included in a Notice of Intent to Terminate Assistance. The notice will:

   a. Contain a brief statement of the reasons for the decision; and

   b. State that if the family does not agree with the decision, the family may request an informal hearing on the decision within 10 business days of the notification.

D. Hearing Procedures

The Scottsdale Housing Agency and participants will adhere to the following procedures:

1. Discovery

   a. The family will be given the opportunity to examine before the hearing any Scottsdale Housing Agency documents that are directly relevant to the hearing. The family will be allowed to copy any such document at the family's expense. If the Scottsdale Housing Agency does not make the document(s) available for examination on request of the family, the Scottsdale Housing Agency may not rely on the document at the hearing.

b. The Scottsdale Housing Agency will be given the opportunity to examine, at the Scottsdale Housing Agency's offices before the hearing, any family documents that are directly relevant to the hearing. The Scottsdale Housing Agency will be allowed to copy any such document at the Scottsdale Housing Agency's expense. If the family does not make the document(s) available for examination on request of the Scottsdale Housing Agency, the family may not rely on the document at the hearing.

Note: The term **document** includes records and regulations.

2. Representation of the Family

At its own expense, a lawyer or other representative may represent the family.

3. Hearing Officer

a. The hearing will be conducted by any person or persons designated by the Scottsdale Housing Agency, other than a person who made or approved the decision under review or a subordinate of this person.

b. The person who conducts the hearing will regulate the conduct of the hearing in accordance with the Scottsdale Housing Agency hearing procedures.

4. Evidence

The Scottsdale Housing Agency and the family must have the opportunity to present evidence and may question any witnesses. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

5. Issuance of Decision

The person who conducts the hearing must issue a written decision within 14 calendar days from the date of the hearing, stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the family shall be based on a preponderance of the evidence presented at the hearing.

6. Effect of the Decision

The Scottsdale Housing Agency is not bound by a hearing decision:

a. Concerning a matter for which the Scottsdale Housing Agency is not required to provide an opportunity for an informal hearing under this section, or that otherwise exceeds the authority of the person conducting the hearing under the Scottsdale Housing Agency hearing procedures.

b. Contrary to HUD regulations or requirements, or otherwise contrary to Federal, State, or local law.

c. If the Scottsdale Housing Agency determines that it is not bound by a hearing decision, the Scottsdale Housing Agency will notify the family within 14 calendar days of the determination, and of the reasons for the determination.

E. Considering Circumstances

In deciding whether to terminate assistance because of action or inaction by members of the family, the Housing Agency may consider all of the circumstances in each case, including the seriousness of the case, the extent of participation or culpability of individual family members, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure.

The Housing Agency may terminate assistance or may impose, as a condition of continued assistance for other family members, a requirement that family members who participated in or were culpable for the action or failure will not reside in the unit. The Housing Agency may permit the other members of a participant family to continue receiving assistance.

If the Housing Agency seeks to terminate assistance because of illegal use, or possession for personal use, of a controlled substance, or pattern of abuse of alcohol, such use or possession or pattern of abuse must have occurred within one year before the date that the Housing Agency provides notice to the family of the Housing Agency determination to deny or terminate assistance. In determining whether to terminate assistance for these reasons the Scottsdale Housing Agency will consider evidence of whether the household member:

1. Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol;

2. Has otherwise been rehabilitated successfully and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol; or

3. Is participating in a supervised drug or alcohol rehabilitation program and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol.

F. Informal Hearing Procedures for Denial of Assistance on the Basis of Ineligible Immigration Status

The participant family may request that the Scottsdale Housing Agency provide for an informal hearing after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. This request must be made by the participant family within 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

For the participant families, the Informal Hearing Process above will be utilized with the exception that the participant family will have up to 30 days of receipt of the *Notice of Denial or Termination of INS Decision*, or of the INS appeal decision.

HOMEOWNERSHIP

The Scottsdale Housing Agency does not currently operate a Homeownership Program and does not intend to begin one in the next year.

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.

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ 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:

COMMUNITY SERVICE AND SELF-SUFFICIENCY

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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: Has 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)

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
☐ Section 8 admissions policies
☐ 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

☒ 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)
Family Self-Sufficiency	*55*	*Waiting List – Screened on motivation*	*Scottsdale Housing Agency and Vista del Camino Social Services*	*Section 8*
One Stop Career Center	*250 (annual unduplicated visitors)*	*None – open to public*	*Vista del Camino Social Services*	*General Public*

(2) Family Self Sufficiency program/s

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	N/A	N/A
Section 8	50	53 as of 12/1/99

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:

Scottsdale Housing Agency maintains the minimum program size required by HUD.

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

CIVIL RIGHTS CERTIFICATION

The Scottsdale Housing Agency does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

_____

Executive Director

_____

Date

In compliance with the instructions of the Interim Rule on preparing the Agency Plan (published February 18, 1999, in the Federal Register), our annual audit is not being submitted with this document because HUD has already received a copy of the audit. If anyone wants to view the annual audit of the Scottsdale Housing Agency, they can do so by coming to our office at 7522 E. 1st Street in Scottsdale during normal working hours and requesting to see it.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ 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. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
   If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?

Public Hearing Notes

March 20, 2000
5-year plans

Introductory Comments by Paul Ludwick, Community Assistance Manager:

Mayor Campana and Members of the City Council

Next month, the Council will hear the Human Services Commission's recommendations for the annual plan for CDBG and HOME funds for next year. Federal regulations require that all grant recipients develop a Consolidated Plan for CDBG and HOME.

This year there is a similar requirement for Housing Authorities.

This evening, we are asking for final public comments the Consolidated Plan and the Section 8 Agency Plan. While it would seem to make sense to have the five year plan for the Section 8 program to be part of the Consolidated Plan for housing and community development activities, in most states, housing authorities are freestanding legal entities and not connected to the city's community development program.

Public input on these plans was received at meetings on October 29 and January 27. They have been available on the Community Assistance web page and in hard copy for the last 45 days. The Consolidated Plan has the recommendation of the HSC and the Housing Board has reviewed and recommended the Agency Plan.

Housing Goals for each of these plans have been derived from the *Strategy for the Preservation and Development of High Quality Safe and Affordable Housing*. Goals for public services and facilities in the Consolidated Plan reflect the services that have traditionally been recommended by the Human Services Commission for seniors, families, youth at risk, victims of domestic violence and continuum of care for people at the various stages of homelessness.

Comments from this evening's public hearing will be summarized as an attachment to these documents. After the hearing, it is our request that council adopt these plans and authorize their submittal to the Department of Housing and Urban Development.

If there are any questions now or after public comment, I will be happy to try to answer them.

Citizen Comments:

One citizen, Mr. Lyle Wertz, commented regarding his concerns that affordable housing, particularly Section 8 Housing, should not be concentrated in the southern portion of the community, but rather should be more uniformly distributed throughout the community. He raised similar concerns regarding the development of new housing.

At the mayor's request, Mr. Ludwick responded that, to date, land costs have made it infeasible to construct new affordable housing in either the north or the south part of the community. However, recent changes in the Housing Choice Voucher did create additional choices for many people to find housing in more locations in the City.

Subsequent to the public hearing, the City Council took formal action to approve the five-year Agency Plan and the Consolidated Plan for the Community Development Block Grant.

Since the desires expressed by Mr. Wertz were consistent with the Agency Plan as drafted, no further changes were deemed to be required.

Substantial Deviations and Amendments

In authorizing the approval and submission of the Agency Plan, the Scottsdale City Council delegated authority to the City Manager to sign those Certifications and make such revisions or additions needed to bring the submitted plan to compliance with HUD regulations. After HUD accepts the document as being in compliance, substantial deviations or amendments will be recommended by the Scottsdale Housing Board and authorized by action of the City Council. It is anticipated that such changes would be made not more frequently than annually.