

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

City of Tucson & Pima County Consortium PHA Plan

Annual Plan for Fiscal Year 2002 - 2003

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

PHA Plan Agency Identification

This is a joint plan for the City of Tucson & Pima County Consortium

PHAName: City of Tucson Community Services Department
Pima County Community Services Department

PHANumber: AZ004(City of Tucson) –Public Housing Program (operating & capital funds); Section 8 Voucher Programs; Section 8 Moderate Rehabilitation Program, including Single Room Occupancy (SROs) units; Drug Elimination Program; HOPWA
AZ033(Pima County) –Section 8 Voucher Program; HOPWA

PHA Fiscal Year Beginning:(mm/yyyy) 07/2002

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)
 - Five Zone Management Offices
 - Posadas Sentinel Management Office

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)

Annual PHA Plan
PHA Fiscal Year 2002 -2003
[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

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

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The City of Tucson Community Services Department, acting as lead agency for the City of Tucson and Pima County PHA Plans Consortium, has prepared this Annual Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998, hereto referred to as the Public Housing Reform Act (PHRA), and the ensuing HUD requirements. The plan reflects the collaborative efforts of the City of Tucson and Pima County PHA staff, residents of public housing, and clients of the Section 8 program. Various agencies such as the Metropolitan Housing Commission, Southern Arizona Legal Aid, and Southern Arizona People's Law Center were specifically asked to provide input. We have adopted the following mission statement to guide the activities of the City of Tucson/Pima County PHA Plans Consortium:

To improve the quality of life of the citizens of Tucson and Pima County through housing and community service programs that strengthen and enhance the social, economic, and physical environment, especially for those of lower income.

We have also adopted the following goals and supporting objectives to increase the availability of decent, safe and affordable housing for the next five years by:

- Preserving the number of low income households served in the community
- Expanding the supply and availability of assisted housing
- Improving the quality of assisted housing
- Increasing assisted housing choices

- Increasing home ownership opportunities
- Providing an improved living environment by lead based paint abatement
- Promoting self-sufficiency and resident responsibility
- Promoting equal opportunity in housing

Our Annual Plan therefore outlines a comprehensive approach towards our goals and objectives, and is consistent with the Consolidated Plan. Highlights of our Annual Plan include:

- The Board of Commissioners from the City of Tucson (Mayor & Council) and Pima County (Board of Supervisors) approved three admission preferences: a) involuntary displacement due to disaster or displaced due to local government action, b) working families or those currently enrolled in educational, training, or upward mobility programs, and c) elderly, persons with disabilities.
- Other Admission preferences may be established as special project needs arise.
- Federal regulations also require all Public Housing Authorities to target 40% of all new public housing admissions and 75% of all new Section 8 Program admissions to families at or below 30% of median income (\$13,800 for a family of four).
- The plan maintains the \$25 minimum tenant rent.
- Public housing residents are offered a choice of income based rent set at 30% of adjusted monthly income or flat rent set at fair market rent for the area.
- For Public Housing, qualified residents that transition from welfare to work, the PHA will phase in rent increases due to changes in earned income with no increases in rent for the first year, 50% of the increase added in the second year, and the full rent increase reflected in the third year.
- For Section 8 participants – earned income disallowance for persons with disabilities. Increase to annual income or new income to the household will be disallowed for the first twelve months, 50% disallowance in the second year, up to 4 years total.
- The PHA will inspect, for program participants, prospective dwellings constructed prior to 1978; and having a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection will include visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may also be performed to assure that a lead safe environment exists after appropriate action by the property owner to remediate paint deficiencies.

In summary, we are on course to improve the condition of affordable housing in the City of Tucson and Pima County.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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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 filename in parentheses in the space to the right of the title.

Required Attachments:	Page#
<input checked="" type="checkbox"/> A Brief Statement of Progress in Meeting Five -Year Mission and Goals	55
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<input checked="" type="checkbox"/> C Pet Policy	58
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- Optional Attachments:
- M Most recent board -approved operating budget (az004c02) 70
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- Other (List below, providing each attachment name)

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
X	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 jurisdiction 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> 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 checked="" 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 <input checked="" type="checkbox"/> 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
	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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted applications for redesignation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" 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
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
X	Consortium Agreement	5-Year and Annual Plan
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orother dataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthe followingtable.Inthe“Overall”Needscolumn,provideestimatethenumberofrenterfamilieswith housingneeds.Fortheremainingcharacteristics,rateimpactofthatfactoronthehousingneedsfor eachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	26,499	5	4	3	4	3	4
Income>30%but <=50%ofAMI	20,043	5	4	3	4	3	4
Income>50%but <80%ofAMI	26,637	4	3	2	3	2	3
Elderly	20,410	N/A	N/A	N/A	N/A	N/A	N/A
Familieswith Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White	73,561	N/A	N/A	N/A	N/A	N/A	N/A
Black	4,116	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	20,353	N/A	N/A	N/A	N/A	N/A	N/A
NativeAmerican	2,081	N/A	N/A	N/A	N/A	N/A	N/A
Asian	2,091	N/A	N/A	N/A	N/A	N/A	N/A

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterialsmustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:2000 -2005
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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			
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	2,688		872
Extremely low income <= 30% AMI	1,894	70	
Very low income (> 30% but <= 50% AMI)	702	26	
Low income (> 50% but < 80% AMI)	92	3	
Families with children	1,706	63	
Elderly families	230	9	
Families with Disabilities	468	17	
White	2,242	83	
Black	280	10	
Hispanic	1,164	53	
Native American	131	5	
Asian	35	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			

Housing Needs of Families on the Waiting List			
2BR			
3BR			
4BR			
5BR			
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)? 5 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" 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	1,782		160
Extremely low income <= 30% AMI	1,365	76.6	
Very low income (>30% but <=50% AMI)	323	18.1	
Low income (>50% but <80% AMI)	94	5.3	
Families with children	1,267	71	
Elderly families	133	7.4	
Families with Disabilities	324	18.1	
White	1,510	84.6	
Black	172	9.7	
Hispanic	1,068		
Native American	93	5.2	
Asian	7	.5	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	357	20.03	
1BR	20	1.1	
2BR	602	33.8	
3BR	686	38.4	
4BR	81	4.4	
5BR	31	1.7	
5+BR	5	.28	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of 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

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.

(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

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- 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

- Apply for additional section 8 vouchers should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant- based assistance.
- Other: (list below)
 - Seek to expand opportunities in the City/County for elderly and persons with disabilities.

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
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Apply for special purpose vouchers, should they become available, targeted to welfare-to-work recipients.
 - Make available supportive services to families through family self -sufficiency, PHDEP, and other collaborative efforts with community agencies
 - Meet HUD federal targeting requirements for families at or below 30% of AMI in public housing
 - Meet HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Apply for special purpose vouchers, should they become available, that are targeted to welfare -to-work recipients

- Makeavailablesupportiveservicestofamiliesthroughfamilyself -sufficiency, PHDEP,andothercollaborativeeffortswithcommunityagencies

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldthesevouchers becomeavailable
- Other:(listbelow)
 - Employadmissionsstrategiestargetingelderlypersons
 - Supporttotherentitieswhosupportorservetheelderly
 - Supportentitieswhosemissionistoexpandthenumberofexistinghousing unitsforlow -incomeelderlypersons
 - Employspecialoutreachmeasurestargetedtoelderlypersons

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforadditional special -purposevoucherstargetedtofamilieswith disabilities,shouldthesevouchersbecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)
 - Employadmissionsstrategiestargetingpersonswithdisabilities
 - Supporttotherentitieswhosupportorservepersonswithdisabilities
 - Supportentitieswhosemissionistoexpandthenumberofexistinghousing unitsforlow -incomepersonswithdisabilities
 - Employspecialoutreachmeasurestargetedtopersonswithdisabilities
 - Incorporatevisitabilitydesignprinciples(e.g.widerdoorandhallways)when developingneworsignificantlyrehabilitatingpublichousingunits

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 show to have disproportionate housing needs
- Other: (list below)
 - Conduct outreach to owners to increase opportunity for greater geographic distribution of races and ethnicities

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)
 - Educate clients as to services available in the community to mitigate fair housing complaints
 - Deny program participation to owners and/or clients whose behaviors lead to abuse, discrimination or harassment of clients, thereby denying a suitable living environment for families living in assisted housing

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

Need: Specific Family Types: Rural Families

Strategy 1: Allocate resources to conduct activities that expand affordable rental housing opportunities in rural areas:

Select if applicable

- Conduct outreach to owners so as to increase opportunity for greater geographic distribution
- Conduct rent reasonableness studies, as needed, to ensure Section 8 payment standards are sufficiently competitive in rural areas
- Identify funding sources to develop affordable rental housing in rural areas

(2) Reasons for Selecting Strategies

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

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

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$3,851,680	
b) Public Housing Capital Fund	\$2,003,050	
c) HOPEVI Revitalization	\$0	
d) HOPEVI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,965,200	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$350,850	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	\$10,000	Public Housing /Section 8 Supportive Services
i) HOME	\$0	
Other Federal Grants (list below)		
Elderly Service Coordinator	\$51,000	Public Housing Supportive Services
Housing Opportunities for People with Aids	\$395,270	Section 8 Other
Positive Housing Opportunities	\$198,030	Section 8 Other
Pathways	\$171,000	Section 8 Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPEVI Revitalization	\$12,572,360	Public Housing Capital Improvements
Public Housing Capital Fund	\$2,003,050	Public Housing Capital Improvements
Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$467,390	Public Housing Supportive Services
Shelter Plus Care	\$1,664,340	Section 8 Other
Elderly Service Coordinator	\$30,000	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	\$1,983,360	Public Housing Operations
4. Other income (list below)		
Public Housing Program Interest/ Parking/Laundry	\$182,820	Public Housing Operations
5. Non -federal sources (list below)		
City General Fund Contribution	\$376,490	Public Housing Operations
Federal Home Loan Bank	\$750,000	Public Housing Capital Improvements
HOPEVI Developers Fee	\$921,000	Public Housing Capital Improvements
Misc. Rents/O&M Reimbursements	\$171,210	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Youth Opportunities Coord Grant	\$186,550	Public Housing Operations
Assets for Independence	\$38,250	Public Housing/Section 8 Supportive Services
TOPS – Technology Opportunities Program	\$749,920	Public Housing Supportive Services
Total resources	\$53,092,820	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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: (state number)
- When families are within a certain time of being offered a unit: 90 days
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Housing Agency Debt

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)WaitingListOrganization

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
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
Posadas Sentinel Management Office (HOPEVI site)

c. If the PHA plan 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 site-based waiting lists will the PHA operate in the coming year? One

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously 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? Four

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)

(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?

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- 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. 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
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)
 - Involuntary Displacement (Disaster or displaced by local Government Action)
 - Working families
 - Elderly/Persons with Disabilities

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 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 the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)
 - 1 Involuntary Displacement (Disaster or displaced by local Government Action)
 - 2 Working families
 - 2 Elderly/Disabled

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensure 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)

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

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

- At an annual reexamination and lease renewal
 Anytime family composition changes
 At family request for revision
 Other (list)
- Change in citizenship/eligible immigrant status

(6) Deconcentration and Income Mixing

(Current Plan Template has been disregarded by Notice PIH99 -51. Attachment E (filename: AZ004e02) includes questions in final rule.)

a. Yes No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. 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:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other(list policies and development targeted below)

d. 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)

- Additional affirmative marketing
- 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
- List (any applicable) developments below:

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)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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)
 - Housing Agency Debt

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)

- Previous address and landlord name if available (written request only)
- Previous public housing/Section 8 eviction history (written request only)

(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)

- City of Tucson and Pima County waiting lists are merged.

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)

- Applicants can apply by phone at a central intake (applications) office or at outlying or remote locations as advertised throughout the jurisdiction, such as community centers.

(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:

The initial term of the voucher will be 60 days and will be stated on the Housing Choice Voucher. The Housing Authority may grant extensions of the term, up to 120 calendar days from the initial date of issuance. To obtain an extension, the family must make a request prior to the expiration date. If the family needs additional time and can reasonably be expected to result in leasing, the Housing Authority may grant the extension sought by the family. Failure to request an extension prior to the expiration of the HCV will result in termination of the voucher.

If the family includes a person with disabilities and the family requests an extension as a reasonable accommodation, and the Housing Authority determines that additional search time, beyond the 120 days, would be appropriate, the PHA will grant an extension beyond 120 days but not exceeding a maximum of 180 days total search time.

Upon submittal of a completed Request for Tenancy Approval (RTA) form, the Housing Authority will suspend the term of the voucher. The term will be in suspension until the date the Housing Authority provides notice that the request has been approved or denied. This policy allows families the full term (60 days, or more with extensions) to find a unit, not penalizing them for the period during which the Housing Authority is taking action on their request. A family may not submit a second request for approval of tenancy before the Housing Authority finalizes action on the first request.

(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)
 - Involuntary Displacement (due to disaster or displaced due to local Government Action)
 - Working families
 - 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 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)
 - 1 Involuntary Displacement (Disaster or Government Action)
 - 2 Working families
 - 2 Elderly/Disabled

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

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

NOTE: The PHA will apply skip-over policies as needed, regardless of preference, to comply with federally mandated income target requirements specifying that at least 75% of all new admissions be at or below 30% of AMI.

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 admission 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 program to the public?

Through published notices

Other (list below)

- Through non -profit organizations and appropriately related social service agencies

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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---

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

\$26-\$50

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

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

The Housing Authority has set the minimum rent at \$25. However, if a family at minimum rent requests a hardship exemption and provides documentation to the Housing Authority that one or more of the following circumstances exists, the Housing Authority may grant an exemption.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, unless the family's reduction in welfare benefits is due to fraud by a member of the family or the family's failure to comply with welfare to work requirements
2. When the family would be evicted as a result of the imposition of the minimum rent requirement
3. When the income of the family has decreased because of changed circumstances, including sustained medical costs or loss of employment; this does not include a voluntary loss of employment
4. When a death has occurred in the family resulting in a decrease in family income

B. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. If the Housing Authority determines there is a hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. Any hardship exemptions will be reviewed at the next reexamination.

D. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

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

1. Yes 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 exclusion 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)

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

- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebtservice
- The“rentalvalue”oftheunit
- Other(listbelow)

f. Rentre -determinations:

1. Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome orfamilycompositiontothePHAsuchthatthechangesresultinanadjustmentto rent?(sele ctallthatapply)

- Never
- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease
- Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)_____
- Other(listbelow)
 - Anytimethefamilyexperiencesadecreaseinincome

g. Yes No:DoesthePHAplantoimplementindividualsavingsaccountsfor residents(ISAs)asa nalternativetotherequired12month disallowanceofearnedincomeandphasinginofrentincreasesin thenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdidthePHAuseto establishcomparability?(selectallthatapply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimilarunassistedunitsintheneighborhood
- Other(list/describewhatbelow)
 - Surveyofrentslistedinweeklycirculars

B.Section8Tenant -BasedAssistance

Exemptions:PHAsthatdonotadministerSection8tenant -basedassistancearenotrequiredtocomplete sub-component4B. **Unlessotherwise specified,allquestionsinthissectionapplyonlytothetenant basedsection8assistanceprogram(vouchers,anduntilcompletelymergedintothevoucher program,certificates).**

(1)PaymentStandards

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
- 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)
 - PHA effort to successfully deconcentrate poverty in the jurisdiction

(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)

The Housing Authority has set the minimum rent at \$25. However, if a family at minimum rent requests a hardship exemption and provides documentation to the Housing Authority that one or more of the following circumstances exists, the Housing Authority may grant an exemption.

1. A hardship exists in the following circumstances:

- a. When the family has lost eligibility for or is awaiting eligibility determination for a Federal, State, or local assistance program, unless the family's reduction in welfare benefits is due to fraud by a member of the family or the family's failure to comply with welfare to work requirements
- b. When the family would be evicted as a result of the imposition of the minimum rent requirement
- c. When the income of the family has decreased because of changed circumstances, including sustained medical costs or loss of employment; this does not include a voluntary loss of employment
- d. When a death has occurred in the family resulting in a decrease in family income

2. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

3. If the Housing Authority determines there is a hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. Any hardship exemptions will be reviewed at the next reexamination.

4. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

5. Operations and Management

[24CFR Part 903.79(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:

The PHA is comprised of two Divisions, the Housing Management Division and the Housing Assistance (Section 8) Division, within the Community Services Department of the City of Tucson. These two divisions of the Community Services Department serve as the PHA. The Department Director serves as the PHA's Executive Director and the Mayor and Council of the City of Tucson serve as the City of Tucson PHA's Board of Directors.

The County Board of Supervisors serves as the Board for the Pima County Housing Authority. The City of Tucson PHA implements the Section 8 Program on a county-wide basis. Authority to do so is granted from the County to the City in the form of an Intergovernmental Agreement (IGA). Within the scope of the Five Year Plan, the County may elect to assume responsibility for the administration of the Section 8 program in the County.

The City of Tucson and the Pima County Housing Authorities executed an IGA creating a PHA Plan Consortium. The City of Tucson is designated as lead agency in the collaboration of the joint PHA Plan and its respective programs.

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	Expected Turnover
Public Housing	1,464	220
Section 8 Vouchers (City of Tucson)	3,704	370
HOPEVI Vouchers	78	8

Section 8 Vouchers (Pima County)	714	71
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	144	25
Special Purpose Section 8 Certificates/Vouchers Mainstream	50	10
Public Housing Drug Elimination Program (PHDEP)	208	NA
Other Federal Programs (list individually)		
Continuum of Care Homeless Assistance	16	2
Shelter Plus Care II	100	10
HOPWA III	20	2
HOPWA (City entitlement)	30	3

The City of Tucson and Pima County have an intergovernmental agreement that allows the PHA to acquire public housing units outside of the City limits, but within the Pima County limits. This will disperse the public housing unit portfolio even further and will aid in furthering our deconcentration efforts. Selection criteria for the acquisition process has been established and includes:

- Access to public transportation
- Close to shopping, schools, services, recreation, and employment opportunities
- Low concentration of minorities and low income families
- Low concentration of assisted housing units

In the HOPE VI replacement program, the City intends to purchase single family homes throughout the metro area.

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)

The Admissions and Continued Occupancy Plan (ACOP) state the policies that govern management and maintenance of public housing. The policies also include prevention measures such as pest control and inspections. The ACOP outlines the procedures used to prioritize and complete work orders.

Additional information on these policies is found in the lease agreement.

(2) Section 8 Management: (list below)

The Section 8 Administrative Plan states the policies which govern the management of the Section 8 Program.

6. PHA Grievance Procedures

[24CFR Part 903.79(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 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices 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)
 - Five Zone Management Offices
 - Posadas Sentinel Management Office (HOPEVI site)

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 offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office

Other(listbelow)

7.Capital Improvement Needs

[24CFRPart903.79(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: PHA 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 F (FY2002 Capital Fund Program Annual Statement and Five Year Action Plan -az004f02)

-or-

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

(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 F (FY2002 Capital Fund Program Annual Statement and Five Year Action Plan -az004f02)

-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 there)

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

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: Connie Chambers
2. Development (project) number: AZ004002
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

1. Development name: Kennedy Homes
2. Development (project) number: AZ004006
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 -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: 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

[24CFR Part 903.79(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: Kennedy Homes 1b. Development (project) number: AZ004006
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Demolition Submitted, pending approval <input checked="" type="checkbox"/> Disposition Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 7/2/2001 Demolition Approved, 1/14/2002 Disposition Submitted
5. Number of units affected: Demolition of 17 units, Disposition of 35 units
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Demo 8/1/2002, Dispo 3/30/2002 b. Projected end date of activity: Demo 8/1/2002, Dispo 10/31/2003

Demolition/Disposition Activity Description

1a. Development Name: Martin Luther King Apartments 1b. Development (project) number: AZ004005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Demolition Submitted, pending approval <input type="checkbox"/> Disposition Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <u>planned for submission</u> : 9/15/2002
5. Number of units affected: Disposition of 96 units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 5/31/2003 b. Projected end date of activity: 5/31/2004

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

[24CFR Part 903.79(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)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes 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 FY1996 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD /MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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

[24CFR Part 903.79(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:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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. PH A-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

[24CFR Part 903.79(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 entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/13/98

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 programsto eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare -to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)
• The Program Manager for the TANF Agency and several of her staff serve on the PHA's Self -Sufficiency Advisory Board.

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/ PH main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency	200	Criteria	PH main office/PHA Wide	PH & Section 8
Recreational Services	1890	None	Tucson Park & Recreation Department	Elderly/Disabled Public Housing Sites
Survival Wilderness Training	28 youth	Criteria	Tucson Parks and Recreation Department	Public Housing PHDEPSites
Amistady Familia	27 youth	Criteria	Girl Scouts	Public Housing PHDEPSites

DrugPreventionProgram	43youth	Criteria	CompassHealthCare	PublicHousing PHDEPSites
Counseling&Education	106youth	Criteria	CODACBehavioral Health	PublicHousing PHDEPSites
CounselingServices	603	None	FamilyCounseling Agency	Elderly/Disabled PublicHousing
HealthClinic	Elderly Sites	None	UniversityofArizona CollegeofNursing	Elderly/Disabled PublicHousing
WellnessServices	Posadas Sentinel AZ004051 AZ004052	None	CODACBehavioral Health	PublicHousing
WelfaretoWork(FSS)	66	Criteria	PHA	PHDEP
QuincieDouglasTeenClub	11	Criteria	TucsonParks& Recreation	PHDEP

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing	0	99(Asof12/31/01)
Section8	107less34graduatesfora revisedtotalof74	74(Asof12/31/01)

- b. Yes No: If thePHAisnotmaintainingtheminimumprogramsizerequired byHUD,doesthemostrecentFSSActionPlanaddressthe steps thePHAplanto take to achieve at least the minimum program size?
Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirements ofsection12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesresultingfrom welfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA'spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionand reexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices

- 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

- See Attachment D - Implementation of Public Housing Resident Community Services Requirement.

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(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 area 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 level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use 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 anti-crime/anti-drug programs
- Other (describe below)

- Address needs of residents as identified in residents survey (safety and neighborhood appearance)

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

- Development (AZ004006) has police officers assigned to patrol areas. We have received official designation as a Weed and Seed site for this area. Staff will submit budget application May 2002 and expect to receive notification of funding in September 2002. This development was previously a PHDEP site and is now under a HOPEVI Revitalization Grant.
- PHDEP grants for 1999 and 2000 included 11 sites where residents and management staff reported crime problems. PHDEP grant for 2001 include 4 additional sites where residents and management staff reported problems.
- In accordance with 24 CFR Parts 950 and 960 titled "Public and Indian Housing Exemption From Eligibility Requirements for Police Officers and Security Personnel", the PHA has had 10 public housing units occupied by Tucson Police Officers located at various multi-unit family sites throughout the community.

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

1. List the crime prevention activities the PHA has undertaken or plan 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)
 Received official designation as a Weed and Seed Grant Site for development AZ004006, will apply for funding later this year.
 Notifying residents of crime prevention programs that exist in their neighborhoods.
 Insufficient exterior lighting was consistently identified in residents surveys. To include in Capital Fund Program asap priority.

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

AZ004006 (now a HOPEVI and Weed and Seed Site)
 Individual sites identified as PHDEP sites.

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)
 - PHA has had 10 public housing units occupied by Tucson Police Department officers located at various multi -unit family sites throughout the community.

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

AZ004006, AZ004003, AZ004004, AZ004015

B. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2002 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 FY2002 in this PHA Plan?
- Yes No: This PHDEP Plan is at Attachment H. (Filename: az004h02)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

Per PIH2000 -43, the Pet Policy is at Attachment C

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(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)?

17.PHA Asset Management

[24CFRPart903.79(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 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
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFRPart903.79(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 N (FOR PUBLIC HOUSING - Meetings scheduled for 2/5/2002 and 2/12/2002, as well as meetings with elderly site resident councils, will be attached to Final Plan Submission, FOR SECTION 8, comments are attached)
- 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:

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.)

NOTE: PHA is continuing to pursue recognition of four exemptions with HUD.

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 assistance) -based
- 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.ConsolidatedPlanjurisdiction:CityofTucsonandPimaCounty

2.ThePHAhasstakenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentofthe ConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwiththe initiativescontainedintheConsolidatedPlan.(listbelow)

Providehomeownershipopportunitiesforfirst -timebuyers,particularlyforlow andmoderateincomeswithfamilies

Provideassistedrentalhousingopportunitiestoextremelylow,verylowandlow incomeelderly,fam ilies,homeless,andotherpersonswithspecialneeds

Promotesupportiveservicesandfacilitiesforfrailelderly,disabledpersons,low - incomefamilies(renters)andthosepersonswithspecialneeds

Other:(listbelow)

3.(Omittedfromtemplate)

4.TheConsolidatedPlanofthejurisdictionsupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

D.OtherInformationRequiredbyHUD

UsehissectiontoprovideanyadditionalinformationrequestedbyHUD.

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Attachments

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

Attachment A – Brief Statement of Progress in Meeting Five Year Mission and Goals

The City of Tucson/Pima County PHA Plan Consortium demonstrated significant progress in meeting its Five -Year Mission and Goals. In the third year of the Agency Plan, the City of Tucson/Pima County PHA Plan Consortium successfully implemented key projects and actions supporting City/County goals. These initiatives include the following:

- Increasing the availability of decent, safe and affordable housing
 - The Housing Authority was awarded 407 new Housing Choice Vouchers through a fair share grant. These included 264 vouchers for the City of Tucson and 143 vouchers for Pima County.
 - The Housing Authority added 157 preservation “Enhanced Vouchers” to its inventory. The Department of Housing and Urban Development provided tenant based assistance to eligible residents of a “236” property. The purpose of these special “Enhanced Vouchers” is to preserve rent affordability to existing residents.
 - Pima County was awarded 50 Section 8 Housing Choice Vouchers for five -year funding under the Mainstream Housing Opportunities for Persons with Disabilities. The Housing Authority will use the special vouchers to address the housing needs for its eligible applicants with disabilities. The PHA developed a plan for outreach with many rural -based providers. Their commitment to the community along with their strong partnership with non -profits fostered the development of key resources while expanding accessible housing opportunities in the county.
 - The Housing Authority was awarded 78 Housing Choice Vouchers in support of their HOPE VI demolition project.
- Promoting self -sufficiency and resident responsibility.
 - Phase-In Rents: Phase -in rents were instituted, whereby someone moving from welfare to working income was not penalized in the first year for newly earned income, only 50% of new income charged in the second or follow -on year, and then 0% on or after the third year.
 - Income Disallowance for persons with disabilities: For Section 8 participants earned income disallowance for persons with disabilities. Increase to annual income or new income to the household will be totally disallowed for the first twelve months and 50% disallowance for up to 4 years.

- Improve quality of life and economic vitality of the community
 - Outreach briefing to local and lordsto encourage deconcentration of poverty.
 - The Housing Authority administers the Youth Opportunities Grant which provides supportive services available to youth to nurture stability.
 - The Housing Authority received a second HOPE VI Revitalization Grant to remove obsolete public housing units and replace with scattered site units.

- Increase Homeownership Opportunities
 - The Housing Authority received IDEA funding to assist Family Self Sufficiency participants with homeownership match of their FSS escrow accounts.

- Increase Housing Choices
 - The Housing Authority implemented a site -based waiting list for the new Posadas Sentinel HOPE VI site.

Other initiatives for both Public Housing and Section 8 Programs: Implementation of the Minimum Rent Hardship Exemption to assist public housing and Section 8 families who are experiencing temporary or long -term economic hardship.

Attachment B – Definition of Substantial Deviation and Significant Amendment

It is the intent of the City of Tucson/Pima County PHA Plan Consortium to adhere to the mission, goals and objectives outlined in the Five -Year strategic plan. The plan, however, will be modified and re -submitted to HUD should a substantial deviation from program goals and objectives occur. Substantial deviations are defined by the Housing Authority as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority’s strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Tucson and Pima County.
- Any single or cumulative annual change in the planned or actual use of federal funds as identified in the Five -Year plan that exceeds 20% of the City of Tucson/Pima County Consortium’s annual program budgets for Section 8 or public housing activities.
- A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, civil unrest, or other unforeseen significant event.
- A mandate from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long -range goals and objectives of the program.

A substantial deviation does not include: any changes in HUD rules and regulations which require or prohibit changes to activities listed herein.

A Significant Amendment or Modification to the Annual Plan and Five -Year Plans is defined as:

- Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements to effect a change in the Section 8 Administrative Plan or the Public Housing Admissions and Continued Occupancy Policy (ACOP).
- A change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 20% of the City of Tucson's annual budget.
- The addition of activities effecting more than 10% of annual PHDEP grants.

Attachment C – Pet Policy

This policy and procedures apply to the keeping of pets in all units in the Conventional Public Housing program. This policy shall be applied to all new tenants, to all existing tenants currently having pets as their leases are renewed, and to all existing tenants wishing to get a pet.

The Area Housing Managers shall meet with each pet owner to explain specific procedures in the development related to proper pet management, review applicable pet rules, and provide tenant with a copy of this appendix. Authorization of a Pet Permit provides pet owner(s) with the privilege to keep, harbor and maintain pet(s) on Conventional Public Housing premises. The Area Manager will ensure the pet owner understands that violation of the Pet Policy may result in revocation of the pet owner's Pet Permit and removal of the pet from the premises.

If the complaints are not resolved informally and if there have been three violations of the pet rules requiring housing management involvement, management shall inform the tenant that procedures will be initiated to revoke the Pet Permit. Upon revocation of this Permit, the TENANT must permanently remove the pet(s) from the premises within seven (7) days from the date of the notice. Failure to do so may result in termination of the Dwelling Lease. Revocation of the pet permit is not grievable, but termination of the tenant's lease for failure to remove the pet after the permit is revoked may be the subject of a grievance by the tenant under established grievance procedures.

A person with a disability may keep an assistive/service animal that is needed as a reasonable accommodation to his/her disability. In general, animals used to assist persons with disabilities are not covered by the rules indicated below. The PHA will require proof that residents are eligible for this exclusion. An animal needed as a reasonable accommodation is subject to the PHA's pet policy but is exempt from additional deposit. An approved exception shall be noted on the lease amendment. See Rule #18 below.

The PHA may change these rules at any time, providing new rules instituted are reasonable and tenants are given at least 30 days advance notice and an opportunity to comment.

RULES

1. All residents who either currently have or desire to obtain a pet shall request permission in writing to the Area Housing Manager and submit a photo of the pet and other required documentation.
2. A Pet Permit and Agreement, (Amendment of Dwelling Lease) shall be signed immediately by the tenant, with original to the tenant file. This Dwelling Lease Amendment (see attached) contains the rights and responsibilities of the tenant and management with respect to pet ownership. A pet deposit of \$100 will be required for each dog or cat. The lease amendment must be signed and the pet deposit must be paid before the pet is allowed on the premises. (Note: Existing Tenants with

an approved pet permit on file will be allowed to continue with the \$50 pet deposit for the life of the specific dog or cat.)

3. Only common household pets are permitted. Common "household" pets shall include domesticated dogs, cats, rodents, fish, birds and turtles that are traditionally kept in the home rather than for commercial or other purposes. Snakes, iguanas or other large lizards, pot belly pigs, and ferrets are not allowed, nor are any poisonous animals.
4. The number and size of pets are limited as follows:
 - a. Dogs and cats -- limit of one each per household. Dogs may not exceed 14 inches at the shoulder or 20 lbs. when fully grown. Note: An exception to the size and weight restrictions may be granted only for tenants residing in single family units having a private yard with a secured fence. This exception is voided and the original restrictions are reinstated if the household transfers to a non-single family unit.
 - b. Birds -- limit of two per household, no larger than a parakeet. Birds must be kept in a cage at all times.
 - c. Fish -- limit of one aquarium per household with a maximum capacity of 10 gallons.
 - d. Turtles -- no more than two per household, small in size. Turtles must be kept in a cage or other container at all times.
 - e. Rodents -- no more than two of each type per household. Authorized rodents include mice, chinchillas, guinea pigs, hamsters and white rats. Rodents must be kept in a cage or other secure container at all times.
5. The tenant must be able to maintain control over their pets.
6. Dogs and cats must remain within the unit and not be allowed outside, unattended, at any time. An exception would apply to tenants living in housing with secure (fenced) yards.
7. No chaining of unattended dog is permitted at any time.
8. Dogs must be walked while on a leash and all droppings must be removed and disposed of by the person walking the animal. Units, patios and yards must be kept free of odors, insect infestation and pet feces, urine, waste and litter.
9. We strongly encourage dogs and cats to be neutered or spayed. We insist, however, on the owner providing proof of licensing and inoculations and the name of the veterinarian. Owners must provide a certification each year at the time of their annual reexamination that the pet continues to be in good health and has all required vaccinations. A copy of this documentation will be maintained in the tenant file.
10. Any dog that is used to threaten either people or other animals will be deemed "vicious" and barred from the development.
11. The PHA, at its sole discretion, may randomly and periodically inspect the units of pet owners with appropriate notice to ensure compliance.
12. Pets must be restrained and prevented from digging, gnawing, chewing, scratching or otherwise defacing doors, walls, windows, floor coverings, other units, common areas, buildings, landscaping

or shrubs.

13. Pet owners shall be liable for damage caused by their pets. PHA shall require of the tenant, payment of a pet deposit of \$100. Arrangement may be made to allow the tenant to pay the deposit over a period of two months. If the tenant's pet deposit does not cover the damages, management and the tenant will agree on a payment plan to pay for the damage as well as replacement of the pet deposit. The pet deposit is separate from, and in addition to, any security deposit held on behalf of the tenant by the PHA. The pet deposit will be refunded to the pet owner within 30 -60 days of the day the pet is removed or within 30 -60 days of the day the tenant vacates the unit, whichever comes first, less deductions detailed in writing and reasonably related to the regulation of pets.
14. Tenants must board their pets away from the development or make other arrangements for the care of their pets when they intend to leave their unit for 24 hours or more. The Pet Permit and Agreement requires tenants to provide the PHA with the name and phone number of relative or friend who has agreed to assume responsibility for the pet in the event of sudden illness or death of the tenant. The PHA reserves the right to consider the presence of an unattended pet an emergency, and will enter the unit to remove the pet.
15. PHA staff, including maintenance personnel, reserve the right to refuse to enter a unit to perform work where there is an unattached animal.
16. Pet owners are expected to exercise responsible and courteous behavior so that the presence of their pet on the property in no way violates the rights of others to peaceful enjoyment of the premises. Tenants with pets will either "shorten" the leash or carry their pets to keep them from disturbing other tenants, particularly in confined spaces like elevators and lobbies.
17. The PHA may impose fines upon tenants for the violation of any pet rule contained herein. At the time a pet owner first violates any rule, the PHA will send the owner a written warning and no fine will be assessed. The second time that an owner violates the same rule, or any other, the PHA will fine the tenant \$25.00. The PHA may assess additional \$25.00 fines for subsequent violations, and may request the tenant to remove the pet or be subject to eviction after three violations.
18. Reasonable Accommodation : Applicants/residents who claim that a particular animal is used to assist persons with disabilities and who want to be exempt from the provisions of these Pet Rules must provide the PHA with:
 - a. A certification that the tenant or prospective tenant or a member of his or her family is a person with a disability;
19. Exceptions: Reasonable exceptions to the pet policy will be made only upon written request by the tenant/applicant. Exceptions to size limitations will be made for assistive/service animals. An approved exception shall be noted on the lease amendment. Any such exception must be recommended by the Housing Management Administrator and approved by the Community Services Director.
20. These Pet Rules are posted in the management office of each development and are incorporated by reference into the Lease.

Attachment D - Implementation of Public Housing Resident Community Service Requirement

The Community Service Requirement was rescinded effective January 1, 2002 except for HOPEVI sites.

For HOPEVI Sites:

In order to be eligible for continued occupancy, each adult family member must either contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program (includes attending school) unless they are exempt from this requirement. This requirement will be effective 07/01/01.

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary caregiver for someone who is blind or disabled
- D. Family members engaged in work activity
- E. Family members who are exempt from work activity under Part A Title IV of the Social Security Act or under any other State welfare program, including the welfare to-work program
- F. Family members receiving assistance under a State program funded under Part A Title IV of the Social Security Act or under any other State welfare program including welfare-to-work and who are in compliance with that program

The PHA will administer the program. All public housing families have received a notification regarding the community service requirement. The notification advises the family that the community service obligation will begin upon the effective date of their first annual reexamination starting with those families having July 2001 lease renewal dates. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. Families are also receiving information regarding this requirement at the time of their lease renewal appointment. New families are receiving information during the eligibility process. New families are required to comply as of the date they move into the program. Families have been advised that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

PHA staff will identify all adult family members who are not exempt. Family members who will be required to contribute eight hours of community service per month will also be notified monthly. Staff will keep records as to who has complied. Before the next lease renewal appointment, the Zone Manager will be notified if the family member has complied.

Family members that must comply will receive a list of volunteer opportunities and a compliance form to be signed by the volunteer agency.

Attachment E – Deconcentration of Poverty and Income Mixing in Public Housing

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to next question.
- b. Yes No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

PROJECT	#OF UNITS	EXPLANATION	DECONCENTRATION POLICY
4-3	53	PHA promotes deconcentration through scattered site portfolio. Development consists of small complexes from seven to seventeen units. To meet federal requirements regarding income targeting.	
4-50	56	PHA promotes deconcentration through scattered site portfolio. Development consists of single family homes located throughout Tucson. To meet federal requirements regarding income targeting.	

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**AttachmentF –FY2002Cap italFundProgramAnnualStatementandFive -Year
ActionPlan**

- Seeattached(filename:az004f02)

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AttachmentG –Section8HomeownershipCapacity

The PHA Consortium is reviewing the Section 8 Homeownership Program as proposed by HUD on September 2000. Should the Consortium decide to pursue this option, the PHA will demonstrate its capacity to administer the program by satisfying one of the following criteria listed in the September 12, 2000 Final Register:

- a) Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment come from the family's resources; or
- b) Requiring that financing for purchase of a home under its section 8 homeownership program will: be provided, insured, or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

AttachmentH –Public Housing Drug Elimination Program (PHDEP) Plan

- No attachment included

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Attachment I – Plan Approval and Required Certifications

- Plan Approval (not attached with draft plan)
- Required Certifications (see attached)
 - PHA Certification of Compliance with the PHA Plans and Related Regulations
 - Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
 - Certification of a Drug-Free Workplace
 - Certification of Payments to Influence Federal Transactions

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AttachmentJ –Section8PHAProject -BasedVouchers

ThePHAplanstoproject -baseupto20%ofitsbudgetedunitswithintheCityofTucson andthroughoutPimaCounty.ThePHAplanstoestablishaseparatewaitinglist,rather thanutilizingamergedSection8waitinglist.

ThePHAwilladdressthefollowingitems:

- AdvertisingforsolicitingprojectsPolicy
- UnitselectionPolicy
- Preferences,ifapplicable
- PBVcontractterm
- PortabilityforPBVfamilies
- IncomeTargetingrequirement

AttachmentK –ResidentAdvisoryBoard(s)Membership

The PHA has conducted reasonable outreach activities to encourage broad public participationinthePHAAnnualPlan.Themembershipofthefollowingboardsconsists of individuals who adequately reflect and represent the representatives assisted by the PHA:

- PublicHousingResidentAdvisoryBoard
- MartinLutherKingApartmentsResidentCouncil
- TucsonHouseResidentCouncil
- CraycroftTowersResidentCouncil
- Section8ResidentAdvisoryBoard

AttachmentL –ResidentMembershipofthePHAGoverningBoard

PHA is continuing to pursue an Arizona exemption from the Resident on the Board requirementwithHUD.

AttachmentM –MostRecentBoard ApprovedOperatingBudget

- Seeattached(filename:az004c02)

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Attachment N – Comments of Resident Advisory Board(s)

The Resident Advisory Groups met several times and provided timely input on the PHA Annual Plan. Additional comments were also generated during the 45 -day public comment period. The following comments were expressed:

- The \$25 minimum rent is good.
- The Minimum Rent Hardship Exemption was a good idea to assist tenants during difficult periods.
- There was agreement with the three local preferences identified in the Annual Plan. There was concern, however, that we periodically review whether a preference is needed to assist the housing needs of female heads of household with children who choose to remain home with children during the formative years.
- Rents in the Northern or Eastern part of Tucson are much higher and not affordable. Do market study to increase rents in these areas.
- Forum with program participants and landlords to express concerns on both sides. Participants want to express, that they also want a better community. Landlords need to know that being poor is not a reflection on their character.
- Need to mix populations in all areas.
- Doing criminal background check will assure landlord that Section 8 participants are not bad.
- Income disallowance should be applied to all Section 8 program participants, not just the elderly.
- Give program participants an allowance for life insurance payment and other deductions.
- Continue having program participant meetings.
- Housing Management should work with police officers in public housing to become more active with residents at the site.
- A requirement that public housing youth attend school should be put in place.
- Public Housing residents had other comments that dealt with day -to-day operations of the program.

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Operating Budget

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

OMB Approval No. 2577-0026 (exp. 6/30/2001)

See page four for instructions and the Public reporting burden statement

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____	b. Fiscal Year Ending June 30, 2002	c. No. of months (check one) <input checked="" type="checkbox"/> 12mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD Assisted projects(s)
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) CITY OF TUCSON, COMMUNITY SERVICES DEPARTMENT			01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing
f. Address (city, State, zip code) P.O. BOX 27210 TUCSON, AZ 85726-7210			02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership
g. ACC Number SF-225			03 <input type="checkbox"/> PHA/IHA Leased Rental Housing
h. PAS/LOCCS Project No. AZ00400297J			04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership
			05 <input type="checkbox"/> PHA/IHA Leased Homeownership
i. HUD Field Office			

j. No. of Dwelling Units 1,464	k. No. of Unit Months Available 17,568	m. No. of Projects 24	
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. PUM (2)	Estimates or Actual Current Budget Yr. 2001 PUM (3)	REQUESTED BUDGET ESTIMATES			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (tonearest\$10) (5)	PUM (6)	Amount (tonearest\$10) (7)
Homebuyers Monthly Payments for								
010	7710	Operating Expense	-					
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental	83.76	96.27	96.27	1,691,270		
080	3120	Excess Utilities	0.01	-	-	-		
090	3190	Non dwelling Rental	0.41	0.99	0.99	17,390		
100	Total	Rental Income (sum of lines 070, 080, and 090)	84.18	97.26	97.26	1,708,660		
110	3610	Interest on General Fund Investments	5.20	5.42	4.23	74,330		
120	3690	Other Income	6.36	5.14	22.71	398,970		
130	Total	Operating Income (sum of lines 100, 110, and 120)	95.74	107.82	124.20	2,181,960		
Operating Expenditures - Administration								
140	4110	Administrative Salaries	70.11	67.69	62.86	1,104,240		
150	4130	Legal Expense	-	-	-	-		
160	4140	Staff Training	0.12	0.26	0.54	9,560		
170	4150	Travel	0.53	0.53	0.57	10,090		
180	4170	Accounting Fees	-	-	1.23	21,660		
190	4171	Auditing Fees	-	-	-	-		
200	4190	Other Administrative Expenses	13.87	15.81	16.51	290,110		
210	Total	Administrative Expense (sum of line 140 thru line 200)	84.63	84.29	81.72	1,435,660		
Tenant Services								
220	4210	Salaries	-	-	2.28	40,110		
230	4220	Recreation, Publications and Other Services	-	-	1.90	33,450		
240	4230	Contract Costs - Training and Other	-	-	-	-		
250	Total	Tenant Services Expenses (sum of lines 220, 230, & 240)	-	-	4.19	73,560		
Utilities								
260	4310	Water	12.50	11.96	14.74	258,880		
270	4320	Electricity	31.03	32.82	38.54	677,120		
280	4330	Gas	6.39	8.55	5.86	102,890		
290	4340	Fuel	-	-	-	-		
300	4350	Labor	-	-	-	-		
310	4390	Other utilities expense	-	-	0.21	3,710		
320	Total	Utilities Expense (sum of line 260 thru line 310)	49.92	53.33	59.35	1,042,600		

Name of PHA/IHA City of Tucson, Community Services Department			Fiscal Year Ending June 30, 2002		REQUESTED BUDGET ESTIMATES			
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2000 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget Yr. 2001 PUM (3)	PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation								
330	4410	Labor	49.60	49.26	49.33	866,550		
340	4420	Materials	19.64	18.52	24.88	437,110		
350	4430	Contract Costs	45.83	45.17	48.67	855,060		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	115.07	112.95	122.88	2,158,720		
Protective Services								
370	4460	Labor	-	-	-	-		
380	4470	Materials	-	-	-	-		
390	4480	Contract Costs	17.34	18.08	14.55	255,610		
400	Total	Protective Services Expense (sum of lines 370 to 390)	17.34	18.08	14.55	255,610		
General Expense								
410	4510	Insurance	5.04	1.78	4.17	73,260		
420	4520	Payments in Lieu of Taxes	2.67	2.71	5.55	97,460		
430	4530	Terminal Leave Payments	-	-	-	-		
440	4540	Employee Benefit Contributions	29.11	30.16	32.45	570,100		
450	4570	Collection Losses	(0.07)	4.79	5.12	90,000		
460	4590	Other General Expenses	1.54	0.93	1.65	29,010		
470	Total	General Expense (sum of lines 410 to 460)	38.29	40.37	48.94	859,830		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	305.25	309.02	331.62	5,825,980		
Rent for Leased Dwellings								
490	4710	Rent to Owners of Leased Dwellings	-	-	-	-		
500	Total	Operating Expense (sum of lines 480 and 490)	305.25	309.02	331.62	5,825,980		
Nonroutine Expenditures								
510	4610	Extraordinary Maintenance	-	-	-	-		
520	7520	Replacement of Nonexpendable Equipment	-	-	3.87	68,000		
530	7540	Property Betterments and Additions	-	-	-	-		
540	4620	Casualty Losses - Noncapitalized - Net	-	0.02	-	-		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	0.00	0.02	3.87	68,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	305.25	309.04	335.50	5,893,980		
Prior Year Adjustments								
560	6010	Prior Year Adjustments Affecting Residual Receipts	0.72	0.14	-	-		
Other Expenditures								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.	-	-	-	-		
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	305.97	309.18	335.50	5,893,980		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	(210.23)	(201.36)	(211.29)	(3,712,020)		
HUD Contributions								
600	8010	Basic Annual Contribution Earned - Leased Projects: Current Yr.	-	-	-	-		
610	8011	Prior Year Adjustments - (Debit) Credit	-	-	-	-		
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)	-	-	-	-		
630	8020	Contributions Earned - Op. Sub. - Cur. Yr. (before year-end adj)	174.67	195.17	219.39	3,854,237		
640		Mandatory PFS Adjustments (net)	-	-	-	-		
650		Other (specify)	-	-	-	-		
660		Other (specify)	-	-	-	-		
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)	-	-	-	-		
680	8020	Total Operating Subsidy - current year (line 630 plus or minus line 670)	174.67	195.17	219.39	3,854,237		
690	Total	HUD Contributions (sum of lines 620 and 680)	174.67	195.17	219.39	3,854,237		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	(35.56)	(6.19)	8.10	142,217		

Name of PHA/IHA CITY OF TUCSON, COMMUNITY SERVICES DEPARTMENT		Fiscal Year Ending June 30, 2002		
Operating Reserve			PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year				
740	2821	PHA/IHA - Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564		

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End				
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (6/30/00)	1,172,372	
790		Provision for Operating Reserve - Current Budget Year (check one)		
	<input type="checkbox"/>	Estimated for FYE 2001		
	<input checked="" type="checkbox"/>	Actual for FYE	(405)	
800		Operating Reserve at End of Current Budget Year (check one)		
	<input type="checkbox"/>	Estimated for FYE 2001		
	<input checked="" type="checkbox"/>	Actual for FYE	1,171,967	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE 2001 Enter Amount from line 700	142,217	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE 2001 (Sum of lines 800 and 810)	1,314,184	
830		Cash Reserve Requirement - <u> 20 </u> % of line 480	1,165,196	

Comments:

Actuals in columns 2 and 3 do not include the general fund budgeted for the low rent program. The column 4 FY 2002 estimates include \$298,540 of estimated general fund contribution.

PHA/IHA Approval

Name Karen Thoreson

Title Director

Signature _____ Date _____

Field Office Approval

Name _____

Title _____

Signature _____ Date _____

sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 604(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Instruction for Preparing Form HUD-52564, Operating Budget

Separate Operating Budgets must be prepared for each separate Annual Contributions Contract (ACC). However, the supporting documentation can be combined for each Turnkey III project within an ACC, provided it clearly separates the cost by program and/or ACC number. Prepare all of the supporting documentation (Forms HUD-52573, HUD-52566, and HUD-52571) prior to finalizing the Operating Budget.

The heading for items a. through m. are self-explanatory.

Columns:

Column(2): Obtain actual P. U. M. amounts from the Statement(s) of Operating Receipts and Expenditures (Form HUD-52599) for the year preceding the current budget year.

Column(3): Include the actual (if available) or estimated PUM amounts for the current budget year.

Columns(4) and(5): Enter amounts on applicable lines from HUD Schedules and/or HA worksheets in column(5). After completing column(5) compute the P. U. M. amounts for Column(4) by dividing each figure in Column(5) by the No. of Unit Months of Availability, item k.

Columns(6) and(7): Leave blank. If HUD modifies the HA estimates as a condition for approval, HUD will complete these columns and return a copy to the HA.

Line Items

Lines 010 through 060 are specific to the Turnkey III Owned Homeownership Program. These lines correspond to accounts 7710 through 7790, see Accounting Handbook 7510.1.

Line 460: Use this line, if applicable, for showing estimated interest on Administrative and Sundry Loans.

Line 490: This line is specific to the Section 23, Leased Rental Program.

Line 560: Use this line, if applicable, only in conjunction with budget revisions.

Line 570: Use this line, if applicable, for such items as carry-overs of unabsorbed deficiencies in residual receipts from prior years.

Line 630: Operating Subsidy Eligibility for the requested year before year-end adjustments.

Line 640 to 660: Year-end adjustments to be funded in the requested budget year.

Line 700: An estimated decrease cannot be more than the amount available in the operating reserve at the beginning of the requested budget year (line 800).

Special Instruction, Budget Revisions

Budget revisions must be approved by the end of the PHA fiscal year.

When using this form for budget revisions, the following additional instructions are applicable:

No changes are to be made in Column(2) or Column(3).

No changes are to be made in the amount for Operating Subsidy Eligibility before year-end adjustments (Line 630, or in Part-Maximum Operating Reserve-End of Current Budget Year.

Operating Reserves

Operating reserves are calculated by individual Annual Contributions Contract except that the operating reserves for Section 23 Leased Housing Projects, Turnkey III Homeownership Project.

Line 780: Enter amount as of the last previous fiscal year (year preceding current budget year).

Line 790:

a. Enter negative amount, if original budget, or actual amount, if revised budget.

b. Enter negative balance in parentheses. (The negative balance may not exceed the amount on line 780.)

Line 800: Enter sum of lines 780 and 790.

Line 810:

a. Enter estimated amount.

b. Enter negative balance in parentheses. (The negative balance may not exceed the amount on line 800.)

Line 820: Enter sum of lines 800 and 810.

Line 830: Enter percent of routine operating expenses (or minimum dollar amount) currently used by HUD as a performance measure to evaluate the cash requirements and/or operating reserve adequacy.

CITYOFTUCSON
COMMUNITYSERVICESDEPARTMENT
2001/02PFSEESTIMATES

SF-225
FYE30-JUN-2002
ORIGINAL

ESTIMATEDINVESTMENTINCOME

MONTH	EOMCASHBALANCES A/C1000,A/C1010 A/C1012,A/C1014	LESS: SECURITY DEPOSITS	CASH+ INVESTMENTS
Jan-00	1,702,807.73	321,276.24	1,381,531.49
Feb-00	1,618,877.92	317,340.07	1,301,537.85
Mar-00	1,624,956.41	318,844.56	1,306,111.85
Apr-00	1,679,877.00	321,436.22	1,358,440.78
May-00	1,722,300.02	324,156.26	1,398,143.76
Jun-00	1,599,726.07	321,061.26	1,278,664.81
Jul-99	2,074,432.98	276,866.69	1,797,566.29
Aug-99	2,058,241.77	309,669.26	1,748,572.51
Sep-99	1,929,100.27	311,539.26	1,617,561.01
Oct-99	1,851,190.23	313,526.26	1,537,663.97
Nov-99	1,841,994.36	314,877.92	1,527,116.44
Dec-99	1,796,363.18	315,209.58	1,481,153.60
	\$ 21,499,867.94	\$ 3,765,803.58	\$ 17,734,064.36

COMPUTATION:

AVGMONTHLYCASHBALANCE:	\$1,477,838.70
LESS(1464UNITS*\$10):	(\$14,640.00)
ESTAVAILFORINVESTMENT	\$1,463,198.70
TIMEST-BILLRATE(5.08%)*:	\$74,330.49
PUM(17568UMA):	\$4.23

*EstimatedRateforHAFiscalYearEndingMarch2002asfoundin<http://www.hud.gov/pih/ffmd/tbill.html>
UpdatewithJune2002Ratewhenavailable.CRT1/19/01

Calculation of Allowable Utilities Expense Level

PHA/IHA-Owned Rental Housing Performance Funding System

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 5/31/2001)

Public Housing Agency/Indian Housing Authority: City of Tucson, Community Services Department		Old Project Numbers (data listed on lines 1, 2, 3) 4-3, 4, 5, 6, 8, 12, 15-17, 21-26, 44-46, 50-51		New Project Numbers (data listed on line 8) 4-50, 4-53		Fiscal Year Ending 06-30-02	Submission <input checked="" type="checkbox"/> Original	
						ACC Contract Number SF-225	Revision No. (.)	
Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (Specify type e.g., oil, coal, wood)		
						(7)	(8)	(9)
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year. 00	16,632	81,780	4,259,508	109,353			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. 99	16,632	98,184	5,237,922	80,707			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. 98	17,445	114,175	6,787,043	116,055			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	50,709	294,139	16,284,473	306,115			
05	Estimated Unit Months available for old projects for Requested Budget Year.	16,473						
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3)	3.078						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	16,473	95,552	5,290,069	99,443			
08	Estimated UMA and consumption for new projects.	1,098	6,369	352,607	6,628			
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	17,571	101,921	5,642,676	106,071			
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	Costs	258,880	677,121	102,889			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	1,038,889						
12	Est. PUM Cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3)	59.13						
12a	Rate		2.54	0.12	0.97			
12b	Unit of Consumption		CCF	KWH	BTU			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP)
Part I: Summary (50102)

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

OMB Approval No. 2577-0157 (exp 7/31/98)

PHAName: City of Tucson - Community Services Department	Capital Fund Grant Number 50102	FY of Grant Approval 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision No. _____
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGPF Funds	0			
2	1406 Operations (May not exceed 10% of line 20)	200,305			
3	1408 Management Improvements	83,000			
4	1410 Administration	200,305			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	103,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	175,000			
10	1460 Dwelling Structures	813,000			
11	1465.1 Dwelling Equipment - Nonexpendable	101,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	60,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	250,000			
19	1501 Collateralization Expenses or Debt Service	0			
20	1502 Contingency (may not exceed 8% of line 21)	17,442			
21	Amount of Annual Grant (Sum of lines 2-20)	2,003,052			
22	Amount of line 20 Related to LBP Activities	0			
23	Amount of line 20 Related to Section 504 Compliance	0			
24	Amount of line 20 Related to Security - Soft Cost	25,000			
25	Amount of line 20 Related to Security - Hard Cost	0			
26	Amount of line 20 Related to Energy Conservation Measures	50,000			

Signature of Executive Director & Date	Signature of Public Housing Director / Office of Native American Programs Administrator & Date
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for Performance & Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP)
Part II: Supporting Pages (50102)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0157 (exp. 7/31/98)

Development No./Name HA Wide Activ.	General Description of Major Work Categories	Devel. Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
AZ4-3	Sitelandscaping/paving	1450	90%	5,000				
	Repair building components (roofs)	1460	5%	20,000				
Scattered Sites	Equipment Replacement (refrig., ranges, evap coolers)	1465.1	5%	5,000				
AZ4-4	Sitelandscaping/paving	1450	90%	5,000				
	Repair building components (roofs)	1460	5%	20,000				
Scattered Sites	Equipment Replacement (refrig., ranges, evap coolers)	1465.1	5%	5,000				
AZ4-5	Repair building components (mechanical equip.)	1460	5%	5,000				
MLK	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-6	Provide Police Patrol	1408	5%	10,000				
RFK Homes	Site paving, lighting, landscaping	1450	5%	1,000				
	Repair building components (plumbing, windows, painting)	1460	5%	1,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	1,000				
	Development Activities (in support of HOPE VI)	1499	10%	100,000				
AZ4-8	Site paving, lighting, landscaping	1450	20%	5,000				
Craycroft T.	Repair building components (plumbing, painting)	1460	5%	10,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-12&17	Site paving, lighting, landscaping	1450	20%	5,000				
Lander Apt.	Repair building components (plumbing, windows, painting)	1460	20%	15,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-15	Sitelandscaping/paving	1450	90%	20,000				
Scattered Sites	Repair building components (roofs)	1460	5%	10,000				
	Equipment Replacement (refrig., ranges, evap coolers)	1465.1	5%	15,000				
AZ4-16	Sitelandscaping/paving	1450	90%	1,000				
Scattered Sites	Repair building components (roofs)	1460	5%	10,000				
	Equipment Replacement (refrig., ranges, evap coolers)	1465.1	5%	5,000				
AZ4-21	Sitelandscaping/paving	1450	90%	5,000				
Scattered Sites	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-22	Sitelandscaping/paving	1450	90%	5,000				
Scattered Sites	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-23	Sitelandscaping/paving	1450	90%	5,000				
Scattered Sites	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-24	Sitelandscaping/paving	1450	90%	5,000				
Scattered Sites	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-25	Sitelandscaping/paving	1450	90%	5,000				
Scattered Sites	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-26	Sitelandscaping/paving	1450	90%	5,000				
Scattered Sites	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for Performance & Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP)
Part I: Supporting Pages (50102)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0157 (exp. 7/31/98)

Development No./Name HA Wide Activ.	General Description of Major Work Categories	Devel. Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
AZ4-44 Scattered Sites	Sitelandscaping/paving	1450	90%	5,000				
	Repair building components (roofs)	1460	5%	250,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-45 Scattered Sites	Sitelandscaping/paving	1450	90%	5,000				
	Repair building components (roofs)	1460	5%	250,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-46 Scattered Sites	Sitelandscaping/paving	1450	90%	5,000				
	Repair building components (roofs)	1460	5%	125,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-48 Tucson House	Sitelandscaping/paving	1450	90%	3,000				
	Repair building components (toilets, doors, windows)	1460	5%	50,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	5,000				
AZ4-49 Scattered Sites	Sitelandscaping/paving	1450	90%	1,000				
	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	1,000				
AZ4-50 Scattered Sites	Sitelandscaping/paving	1450	90%	1,000				
	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	1,000				
AZ4-51 Posadas Sentinel	Sitelandscaping/paving	1450	90%	1,000				
	Repair building components (roofs)	1460	5%	1,000				
	Provide police patrol	1408	5%	15,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	1,000				
AZ4-52 Posadas Sentinel	Sitelandscaping/paving	1450	90%	1,000				
	Repair building components (roofs)	1460	5%	1,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	1,000				
AZ4-53 Scattered Sites	Sitelandscaping/paving	1450	90%	1,000				
	Repair building components (roofs)	1460	5%	5,000				
	Equipment Replacement (refrig., ranges)	1465.1	5%	1,000				
Administration	Administrative expense	1410		200,305				
HA Wide	Contingency Funds	1502		17,442				
	Site Improvements (landscaping, site lighting)	1450		80,000				
	Replace 5 housing units	1499		150,000				
	Non-Dwelling Equipment (Computer system expansion)	1475		60,000				
	Architectural Fees and Costs	1430		103,000				
Management	Resident initiative coordinator	1408		40,000				
	Resident Training/Family Self Sufficiency			10,000				
	Staff training			8,000				
Operations		1406	10%	200,305				
				TOTAL	2,003,052			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for Performance & Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program (CFP)
Part III: Implementation Schedule (50102)

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

OMB Approval No. 2577-0157

Development No./Name HAWide Activ.	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
AZ4-3 Scattered Sites	3/30/04			9/30/05			
AZ4-4 Scattered Sites	3/30/04			9/30/05			
AZ4-5 MLK	3/30/04			9/30/05			
AZ4-6 RFK Homes	3/30/04			9/30/05			
AZ4-8 Craycroft Towers	3/30/04			9/30/05			
AZ4-12 & 17 Lander Apt.	3/30/04			9/30/05			
AZ4-15 Scattered Sites	3/30/04			9/30/05			
AZ4-16 Scattered Sites	3/30/04			9/30/05			
AZ4-21 Scattered Sites	3/30/04			9/30/05			
AZ4-22 Scattered Sites	3/30/04			9/30/05			
AZ4-23 Scattered Sites	3/30/04			9/30/05			
AZ4-24 Scattered Sites	3/30/04			9/30/05			
AZ4-25 Scattered Sites	3/30/04			9/30/05			
AZ4-26 Scattered Sites	3/30/04			9/30/05			
AZ4-44 Scattered Sites	3/30/04			9/30/05			
AZ4-45 Scattered Sites	3/30/04			9/30/05			
AZ4-46 Scattered Sites	3/30/04			9/30/05			
AZ4-48 Tucson House	3/30/04			9/30/05			
AZ4-49 Scattered Sites	3/30/04			9/30/05			
AZ4-50 Scattered Sites	3/30/04			9/30/05			
AZ4-51 Posadas Sentinel	3/30/04			9/30/05			
AZ4-52 Posadas Sentinel	3/30/04			9/30/05			
AZ4-53 Scattered Sites	3/30/04			9/30/05			
Administration	3/30/04			9/30/05			
HAWide	3/30/04			9/30/05			
Management	3/30/04			9/30/05			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American
 Programs Administrator and Date

(1) To be completed for Performance & Evaluation Report or a Revised Annual Statement.

(2) To be completed for Performance & Evaluation Report.

**Five Year Action Plan
Part I: Summary**

Capital Fund Program (CFP) **50102**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HAName: City of Tucson		Locality: Tucson, Pima Co., AZ			<input checked="" type="checkbox"/> Original	Revision No. _____
A. Development Number/Name	Work Stmt for Year 1 FFY02	Work Statement for Year 2 FFY03	Work Statement for Year 3 FFY04	Work Statement for Year 4 FFY05	Work Statement for Year 5 FFY06	
AZ4-3 Scattered Sites		63,000	63,000	50,000	50,000	
AZ4-4 Scattered Sites	See	40,000	40,000	60,000	60,000	
AZ4-5 MLK		40,000	40,000	33,000	40,000	
AZ4-6 RFK Homes	Annual	40,000	40,000	40,000	40,000	
AZ4-8 Craycroft T.		40,000	40,000	40,000	33,000	
AZ4-12 & 17 Lander Apts.	Statement	40,000	40,000	40,000	40,000	
AZ4-15 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-16 Scattered Sites		35,000	35,000	35,000	35,000	
AZ4-21 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-22 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-23 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-24 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-25 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-26 Scattered Sites		40,000	40,000	40,000	40,000	
AZ4-44 Scattered Sites		60,000	60,000	60,000	60,000	
AZ4-45 Scattered Sites		60,000	60,000	60,000	60,000	
AZ4-46 Scattered Sites		60,000	60,000	60,000	60,000	
AZ4-48 Tucson House		76,000	76,000	76,000	76,000	
AZ4-49 Scattered Sites		20,000	20,000	20,000	20,000	
AZ4-50 Scattered Sites		20,000	20,000	20,000	20,000	
AZ4-51 Posadas Sentinel		20,000	20,000	20,000	20,000	
AZ4-52 Posadas Sentinel		20,000	20,000	20,000	20,000	
AZ4-53 Scattered Sites		20,000	20,000	20,000	20,000	
B. Physical Improvements Subtotal		934,000	934,000	934,000	934,000	
C. Management Improvements		63,000	63,000	63,000	63,000	
D. HA - Wide Nondwel. Struct. & Equip.		290,000	290,000	290,000	290,000	
E. Administration		200,000	200,000	200,000	200,000	
F. Other (Acct#'s 1411, 15, 30, 40, 95 & 1502)		186,000	186,000	186,000	186,000	
G. Operations		30,000	30,000	30,000	30,000	
H. Demolition						
I. Replacement Reserve						
J. Mod Used for Development		300,000	300,000	300,000	300,000	
K. Total CGPF Funds		2,003,000	2,003,000	2,003,000	2,003,000	
L. Total Non-CGPF Funds						
M. Grand Total		\$ 2,003,000	\$ 2,003,000	\$ 2,003,000	\$ 2,003,000	
Signature of Executive Director and Date			Signature of Public Housing Director / Office of Native American Programs Administrator and Date			

FiveYearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement
 CapitalFundProgram(CFP)

U.S.DepartmentofHousing
 andUrbanDevelopment
 OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(exp.7/31/98)

Work Statement forYear1 FFY02	WorkStatementforYear2 FFY03			WorkStatementforYear3 FFY04				
	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost		
	See Annual Statement	AZ4-3ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%	20,000 20,000 23,000	AZ4-3ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%	20,000 20,000 23,000	
AZ4-4ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents		10% 5% 5%	10,000 10,000 20,000	AZ4-4ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%	10,000 10,000 20,000		
AZ4-5MLK Equipmentreplacement Repairbuildingcomponents		5% 5%	20,000 20,000	AZ4-5MLK Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
AZ4-6RFKHomes Equipmentreplacement Repairbuildingcomponents		5% 5%	20,000 20,000	AZ4-6RFKHomes Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
AZ4-8CraycroftT. Equipmentreplacement Repairbuildingcomponents		5% 5%	20,000 20,000	AZ4-8CraycroftT. Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
AZ4-12&17LanderApts. Equipmentreplacement Repairbuildingcomponents		5% 5%	20,000 20,000	AZ4-12&17LanderApts. Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
AZ4-15ScatteredSites Equipmentreplacement Repairbuildingcomponents		5% 5%	20,000 20,000	AZ4-15ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
AZ4-16ScatteredSites Equipmentreplacement Repairbuildingcomponents		5% 5%	20,000 15,000	AZ4-16ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 15,000		
SubtotalofEstimatedCost			338,000	SubtotalofEstimatedCost			338,000	

FiveYearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement
 CapitalFundProgram(CFP)

U.S.DepartmentofHousing
 andUrbanDevelopment
 OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(exp.7/31/98)

Work Statement forYear1 FFY02	WorkStatementforYear2 FFY03			WorkStatementforYear3 FFY04				
	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost		
See Annual Statement	AZ4-21ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-21ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
	AZ4-22ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-22ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
	AZ4-23ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-23ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
	AZ4-24ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-24ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
	AZ4-25ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-25ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
	AZ4-26ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-26ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000		
	AZ4-44ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	AZ4-44ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000		
	AZ4-45ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	AZ4-45ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000		
	AZ4-46ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	AZ4-46ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000		
	SubtotalofEstimatedCost			420,000	SubtotalofEstimatedCost			420,000

FiveYearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement
 CapitalFundProgram(CFP)

U.S.DepartmentofHousing
 andUrbanDevelopment
 OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(exp.7/31/98)

Work Statement forYear1 FFY02	WorkStatementforYear4 FFY05			WorkStatementforYear5 FFY06		
	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost
	See	AZ4-3ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%	10,000 20,000 20,000	AZ4-3ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%
Annual	AZ4-4ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%	20,000 20,000 20,000	AZ4-4ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	10% 5% 5%	20,000 20,000 20,000
Statement	AZ4-5MLK Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 13,000	AZ4-5MLK Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000
	AZ4-6RFKHomes Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-6RFKHomes Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000
	AZ4-8CraycroftT. Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-8CraycroftT. Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 13,000
	AZ4-12&17LanderApts. Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-12&17LanderApts. Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000
	AZ4-15ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-15ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000
	AZ4-16ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 15,000	AZ4-16ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 15,000
	SubtotalofEstimatedCost		338,000	SubtotalofEstimatedCost		338,000

FiveYearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement
 CapitalFundProgram(CFP)

U.S.DepartmentofHousing
 andUrbanDevelopment
 OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(exp.7/31/98)

Work Statement forYear1 FFY02	WorkStatementforYear4 FFY05			WorkStatementforYear5 FFY06			
	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	
See Annual Statement	AZ4-21ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-21ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	
	AZ4-22ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-22ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	
	AZ4-23ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-23ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	
	AZ4-24ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-24ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	
	AZ4-25ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-25ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	
	AZ4-26ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	AZ4-26ScatteredSites Equipmentreplacement Repairbuildingcomponents	5% 5%	20,000 20,000	
	AZ4-44ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	AZ4-44ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	
	AZ4-45ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	AZ4-45ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	
	AZ4-46ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	AZ4-46ScatteredSites Landscaping,Site Equipmentreplacement Repairbuildingcomponents	5% 5% 5%	20,000 20,000 20,000	
	SubtotalofEstimatedCost			420,000	SubtotalofEstimatedCost 420,000		

FiveYearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement
 CapitalFundProgram(CFP)

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Work Statement for Year1 FFY02	WorkStatementforYear4 FFY05			WorkStatementforYear5 FFY06			
	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	
	See Annual Statement	AZ4-48TucsonHouse			AZ4-48TucsonHouse		
Equipmentreplacement		5%	20,000	Equipmentreplacement	5%	20,000	
Repairbuildingcomponents		5%	56,000	Repairbuildingcomponents	5%	56,000	
AZ4-49ScatteredSites				AZ4-49ScatteredSites			
Equipmentreplacement		5%	10,000	Equipmentreplacement	5%	10,000	
Repairbuildingcomponents		5%	10,000	Repairbuildingcomponents	5%	10,000	
AZ4-50ScatteredSites				AZ4-50ScatteredSites			
Equipmentreplacement		5%	10,000	Equipmentreplacement	5%	10,000	
Repairbuildingcomponents		5%	10,000	Repairbuildingcomponents	5%	10,000	
AZ4-51PosadasSentinel				AZ4-51PosadasSentinel			
Equipmentreplacement		5%	10,000	Equipmentreplacement	5%	10,000	
Repairbuildingcomponents		5%	10,000	Repairbuildingcomponents	5%	10,000	
AZ4-52PosadasSentinel				AZ4-52PosadasSentinel			
Equipmentreplacement		5%	10,000	Equipmentreplacement	5%	10,000	
Repairbuildingcomponents	5%	10,000	Repairbuildingcomponents	5%	10,000		
AZ4-53ScatteredSites			AZ4-53ScatteredSites				
Equipmentreplacement	5%	10,000	Equipmentreplacement	5%	10,000		
Repairbuildingcomponents	5%	10,000	Repairbuildingcomponents	5%	10,000		
SubtotalofEstimatedCost			176,000	SubtotalofEstimatedCost			176,000

**FiveYearActionPlan
PartIII:SupportingPages
ManagementNeedsWorkStatement
CapitalFundProgram(CFP)**

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Work Statement for Year1 FFY02	WorkStatementforYear2 FFY03			WorkStatementforYear3 FFY04		
	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/ GeneralDescriptionofMajorWorkCategories	Quantity	Estimated Cost
See	ResidentInitiativeCoordinator	1	40,000	ResidentInitiativeCoordinator	1	40,000
	ResidentTraininginFamilySelfSufficiency	5%	10,000	ResidentTraininginFamilySelfSufficiency	5%	10,000
	StaffTrainingtoimprovePHMAPscores	5%	8,000	StaffTrainingtoimprovePHMAPscores	5%	8,000
	Security	10%	5,000	Security	10%	5,000
Annual						
Statement						
	SubtotalofEstimatedCost		63,000	SubtotalofEstimatedCost		63,000

Attachmentf -1

a.HowmanyofthePHA'sdevelopmentsaresubjecttothe RequiredInitialAssessments?

2AR044 -1,AR044-2

b.HowmanyofthePHA'sdevelopmentsarenotsubjecttothe RequiredInitialAssessmentsbasedonexemptions(e.g.,elderly and/or disableddevelopmentsnotgeneraloccupancyprojects)?

None

c.HowmanyAssessmentswereconductedforthePHA'scovered developments?

1

d.IdentifyPHAdvelopmentsthatmaybeappropriatefor conversionbasedontheRequiredInitialAssessments:

None

DevelopmentNameNumberofUnits

None

e.IfthePHAhasnotcompletedtheRequiredInitialAssessments, describethestatusoftheseassessments.

Completed