

***The City of Chandler Housing and  
Redevelopment Division***

***PUBLIC HOUSING  
ANNUAL PLAN***



***Chandler ♦ Arizona***  
***Where Values Make The Difference***

*April 2002*



April 13, 2002

Ms. Pat Lindquist, Public Housing Revitalization Specialist  
Arizona State HUD Office  
Two Arizona Center, Ste. 1600  
400 North 5<sup>th</sup> Street  
Phoenix, Arizona 85004-2361

Dear Ms. Lindquist:

Enclosed is the City of Chandler Housing and Redevelopment's Annual Plan for the year 2002. The submission of the Annual Plan is in accordance with Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998.

We have complied with the statutory requirements of QHWRA and ensure that our plan is consistent with the applicable comprehensive housing affordability strategy.

In developing the annual plan, we have consulted with our Resident Advisory Board and documented their comments in the plan.

I appreciate the opportunity to be of service to you. If you have any questions or concerns, please feel free to discuss them with me directly at 480-782-3207 or Ms. Lorraine Harris, 480-782-3211.

Cordially,

Kurt Knutson  
Housing and Redevelopment Manager

Mailing Address  
Mail Stop 101  
Buffalo St.  
P.O. Box 4008  
85225  
Chandler, AZ 85244 -4008

**Housing and Redevelopment Division**  
Telephone (480) 782 -3200

Fax (480) 782 -3220

Location:  
265 East  
Chandler, AZ

The Arizona relay service provides free 24-hour telephone access for the deaf, hard of hearing, deaf impaired.

1-800-367-8939 (TTY)\*1 -800-842-4681 (Voice)

-bind, and hearing or speech

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

---

# PHA Plans

5-Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2002

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

---

HUD 50075  
OMB Approval No: 2577 -0226  
Expires: 03/31/2002

## PHA Plan Agency Identification

**PHAName:** CityofChandlerHousingandRedevelopmentDivision

**PHANumber:** AZ028

**PHAFiscalYearBeginning** :(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)

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

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

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2000 -2004**  
 [24CFRPart903.5]

**A.Mission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

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

The Mission Statement of the City of Chandler Housing and Redevelopment Division is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

**B.Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
 Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below) Promote and support other developer's efforts in providing affordable housing. This includes for -profit and non -profit developers.
- PHA Goal: Improve the quality of assisted housing  
 Objectives:
  - Improve public housing management: (PHAS score) 93

- Improve voucher management: (SEMAP score) 93
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below) Promote the expansion/marketing of the voucher program to new developments.

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below) Provide briefing services encompassing portability and information.

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

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

PHAGoal: Promotes self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHAGoal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of units required:
- Other: (list below)

**Other PHAGoals and Objectives: (list below)**

**AnnualPHAPlan**  
**PHAFiscalYear2000**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**  
 **SmallAgency(<250PublicHousingUnits)**  
 **AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHA Plan**

[24CFRPart903.79(r)]

OurAnnualPlanisbasedonthepremisethatifweaccomplishourgoalsandobjectiveswewillbe workingtowardstheachievementofourmission.Theplans,statements,budgetsummary,policies,etc. setforthintheAnnual Planallleadtowardstheaccomplishmentofourgoalsandobjectives.Takenasa whole,theyoutlineacomprehensiveapproachtowardsourgoalsandobjectivesandareconsistentwith theConsolidatedPlan.HerearejustafewhighlightsofourAnnualPlan:

- Wehaveadoptedthreelocalpreferences --forapplicantstwholiveand/orworkinthejurisdiction, thosewhoarecurrentlyenrolledinemployment,trainingprogram,attending schoolona full-time basis,currentlyworking20hoursaweek(thispreferenceisautomaticallyextendedequallytoall elderlyfamiliesandpersonswithdisabilitiesandallfamilieswhoseheadorpouseare receiving incomebasedontheirinabilitytowork),andapplicantdisplacedbytheCityofChandlerorwhose dwellinghasbeenextensivelydamagedordestroyedasareultofadisasterdeclaredorotherwise formallyrecognizedpursuanttoFederalDisasterReliefLaws.
- Wehaveadoptedanaggressivescreeningpolicyforpublichousingtoensuretothebestofour ability thatnewadmissionswillbegoodneighbors.InourSection8program,wearescreening applicantstothe fullest extent allowablewhilenottakingawaytheultimateresponsibilityfromthe landlord.Ourscreeningpracticeswillmeetallfairhousingrequirements.
- Wehaveimplementedadeconcentrationpolicy.
- Applicantswillbeselectedfromthewaitinglistby preferenceandinorderofdateandtimethey appliedandto meetstatutory requirements.
- FederalregulationsalsorequireallPublicHousingAuthoritytarget40%ifallnewadmissionsand 75%ofallnewSection8programadmissionstofamiliesatorbelow30%ofmedianincome.
- Wehaveestablishedaminimumrentof\$0.
- Wehaveestablishedflatrentsforallofourdevelopments.
- Wearegoingtoutilize100%ofthepublishedFMR'sasourpaymentstandardfortheHousing ChoiceVouchersand100%ofthepublishedFMR'sforanyexistingcertificates.

Insummary,weareoncoursetoimprovetheconditionofaffordablehousingintheCityofChandler HousingandRedevelopmentDivision.

### **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.

#### **Table of Contents**

|   | <u>Page#</u> |
|---|--------------|
| <b>Annual Plan</b>  |              |
| i. Executive Summary  | 1            |
| ii. Table of Contents   | 2            |
| 1. Housing Needs  | 5            |
| 2. Financial Resources  | 12           |
| 3. Policies on Eligibility, Selection and Admissions                    | 13           |
| 4. Rent Determination Policies  | 24           |
| 5. Operations and Management Policies                                   | 28           |
| 6. Grievance Procedures   | 30           |
| 7. Capital Improvement Needs  | 31           |
| 8. Demolition and Disposition   | 33           |
| 9. Designation of Housing   | 34           |
| 10. Conversions of Public Housing                                       | 35           |
| 11. Homeownership   | 37           |
| 12. Community Service Programs  | 39           |
| 13. Crime and Safety  | 42           |
| 14. Pets (Inactive for January 1 PHAs)                                  | 44           |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 44           |
| 16. Audit   | 44           |
| 17. Asset Management  | 45           |
| 18. Other Information   |              |

#### **Attachments**

Indicate which attachments are provided by selecting a  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:**

- Attachment A – Definition of Substantial Deviation and Significant Amendment
- Attachment B – Resident Membership of the PHA Governing Board
- Attachment C – Membership of the Resident Advisory Board
- Attachment D – Admissions Policy for Deconcentration
- Attachment E – FY2001 Capital Fund Program Annual Statement
- Most recent board – approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment F - PHA Management Organizational Chart
- Attachment G - FY2001 Capital Fund Program 5 Year Action Plan
- Attachment H - Recommendations of Resident Advisory Board or Boards

**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.

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>                             |
| 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 jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans                                      |
| X  | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction   | Annual Plan: Housing Needs                                   |
| X  | Most recent board -approved operating budget for the public housing program  | Annual Plan: Financial Resources;                            |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Section 8 Administrative Plan  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public Housing Deconcentration and Income Mixing Documentation:<br>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<br>2. Documentation of the required deconcentration and   | Annual Plan: Eligibility, Selection, and Admissions Policies |

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>           |
|  | income mixing analysis   |  |
| X  | Public housing rent determination policies, including the methodology for setting public housing flat rents<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination            |
|  | Schedule of flat rents offered each public housing development<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy  | Annual Plan: Rent Determination            |
|  | Section 8 rent determination (payment standard) policies<br><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<br><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<br><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                 |
| X  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant  | Annual Plan: Capital Needs                 |
| X  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)   | Annual Plan: Capital Needs                 |
|  | 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    |
|  | Approved or submitted applications for designation 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  |
| X  | Approved or submitted public housing home ownership programs/plans   | Annual Plan: Homeownership                 |
|  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan   | Annual Plan: Homeownership                 |
| X  | Any cooperative agreement between the PHA and the TANF   | Annual Plan: Community                     |

| <b>List of Supporting Documents Available for Review</b> |  |   |
|--|--|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>                    |
|  | agency   | Service & Self - Sufficiency                        |
| X  | FSS Action Plan/s for public housing and/or Section 8  | Annual Plan: Community Service & Self - Sufficiency |
|  | Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports   | Annual Plan: Community Service & Self - Sufficiency |
|  | 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 result of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                           |
|  | Troubled PHAs: MOA/Recovery Plan   | Troubled PHAs                                       |
|  | Other supporting documents (optional) (list individually; use as many lines as necessary)  | (specify as needed)                                 |
| X  | Voluntary Conversion Required Initial Assessments  | Annual Plan: Voluntary Conversion                   |

## **1. Statement of Housing Needs**

[24 CFR Part 903.79(a)]

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

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

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |                |                       |               |                |                       |             |                  |
|---|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| <b>Family Type</b>  | <b>Overall</b> | <b>Afford-ability</b> | <b>Supply</b> | <b>Quality</b> | <b>Access-ibility</b> | <b>Size</b> | <b>Loca-tion</b> |
| Income <= 30% of AMI  | 1129           | 5                     | 5             | 5              | 1                     | 4           | 5                |
| Income > 30% but <= 50% of AMI  | 1462           | 5                     | 5             | 5              | 1                     | 4           | 5                |
| Income > 50% but < 80% of AMI   | 2150           | 5                     | 4             | 3              | 1                     | 4           | 4                |
| Elderly   | 2,264          | 5                     | 5             | 5              | 3                     | 1           | 5                |
| Families with Disabilities  | 2,600          | 5                     | 5             | 5              | 4                     | 4           | 4                |
| Race/Ethnicity  |                |                       |               |                |                       |             |                  |
| Race/Ethnicity  |                |                       |               |                |                       |             |                  |

| Housing Needsof FamiliesintheJurisdiction<br>byFamilyType |         |                    |        |         |                    |      |               |
|---|---------|--------------------|--------|---------|--------------------|------|---------------|
| FamilyType  | Overall | Afford-<br>ability | Supply | Quality | Access-<br>ibility | Size | Loca-<br>tion |
| Race/Ethnicity  |         |                    |        |         |                    |      |               |
| Race/Ethnicity  |         |                    |        |         |                    |      |               |

|  |
|--|
|  |
|--|

WhatsourcesofinformationdidthePHA usestoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadepubliclyavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s  
Indicateyear:2000
- U.S.Censusdata:theComprehensiveHousing AffordabilityStrategy  
("CHAS")dataset
- AmericanHousingSurveydata  
Indicateyear:
- Otherhousingmarketstudy  
Indicateyear:
- Othersources:(listandindicat eyearofinformation)

**B. HousingNeedsofFamiliesonthePublicHousingandSection8  
Tenant-BasedAssistanceWaitingLists**

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtype ofPHA -widewaitinglistadm inisteredbythePHA. PHAsmayprovideseperatetablesforsite - basedorsub -jurisdictionalpublichousingwaitinglistsattheiropion.

| HousingNeedsofFamiliesontheWaitingList   |             |                  |                |
|--|-------------|------------------|----------------|
| Waitinglisttype:(selectone)  |             |                  |                |
| <input checked="" type="checkbox"/> Section8te nant-basedassistance  |             |                  |                |
| <input type="checkbox"/> PublicHousing   |             |                  |                |
| <input type="checkbox"/> CombinedSection8andPublicHousing  |             |                  |                |
| <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)<br>Ifused,identifywhichdevelopment/su bjurisdiction: |             |                  |                |
|  | #offamilies | %oftotalfamilies | AnnualTurnover |
| Waitinglisttotal   | 803         |                  | 161            |
| Extremelylow income<=30%AMI  | 470         | 59%              |                |
| Verylowincome  | 308         | 38%              |                |

| Housing Needs of Families on the Waiting List   |              |     |  |
|---|--------------|-----|--|
| (>30% but <=50% AMI)  |              |     |  |
| Low income (>50% but <80% AMI)  | 25           | 3%  |  |
| Families with children  | 50           | 6%  |  |
| Elderly families  | 40           | 5%  |  |
| Families with Disabilities  | 116          | 14% |  |
| Race/ethnicity  | White 594    | 74% |  |
| Race/ethnicity  | Black 166    | 21% |  |
| Race/ethnicity  | Am Indian 22 | 2%  |  |
| Race/ethnicity  | Asian 20     | 2%  |  |
| Race/ethnicity  | Hispanic 295 | 37% |  |
| Characteristics by Bedroom Size (Public Housing Only)   |              |     |  |
| 1BR   |              |     |  |
| 2BR   |              |     |  |
| 3BR   |              |     |  |
| 4BR   |              |     |  |
| 5BR   |              |     |  |
| 5+BR  |              |     |  |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |              |     |  |

| Housing Needs of Families on the Waiting List   |
|---|
| Waiting list type: (select one)<br><input type="checkbox"/> Section 8 tenant -based assistance<br><input checked="" type="checkbox"/> Public Housing<br><input type="checkbox"/> Combined Section 8 and Public Housing<br><input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: |

| <b>Housing Needs of Families on the Waiting List</b>  |               |                     |                 |
|---|---------------|---------------------|-----------------|
|   | # of families | % of total families | Annual Turnover |
| Waiting list total  | 1,399         |                     | 280             |
| Extremely low income <= 30% AMI   | 1105          | 79%                 |                 |
| Very low income (>30% but <=50% AMI)  | 246           | 18%                 |                 |
| Low income (>50% but <80% AMI)  | 46            | 3%                  |                 |
| Families with children  | 65            | 5%                  |                 |
| Elderly families  | 94            | 7%                  |                 |
| Families with Disabilities  | 179           | 13%                 |                 |
| Race/ethnicity  | White 1,081   | 77%                 |                 |
| Race/ethnicity  | Black 226     | 16%                 |                 |
| Race/ethnicity  | Am Indian 61  | 4%                  |                 |
| Race/ethnicity  | Asian 31      | 2%                  |                 |
| Race/ethnicity  | Hispanic 604  | 43%                 |                 |
| Characteristics by Bedroom Size (Public Housing Only)   |               |                     |                 |
| 1BR   | 244           | 17%                 | 49              |
| 2BR   | 713           | 51%                 | 143             |
| 3BR   | 371           | 26%                 | 74              |
| 4BR   | 58            | 4%                  | 12              |
| 5BR   | 13            | 1%                  | 3               |
| 5+BR  |               |                     |                 |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |

**C. Strategy for Addressing Needs**

---

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

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

The information was analyzed in the following manner. We gathered data from our waiting lists and the City of Chandler Consolidated Plan. Then we looked at this information from the perspective of the required groups and for the factors set forth in the Interim Rule. Finally, we consulted with the creators of the City of Chandler Consolidated Plan to ensure that they agree with our analysis.

The City of Chandler Housing and Redevelopment Division used this analysis to prepare our five-year goals and objectives. It reflects our priorities that we have set forth in our Mission Statement.

Finally, we are required to state how we intend to address our community's housing needs to the maximum extent practical. While we wish we could meet the need that exists in our jurisdiction, we are not optimistic about achieving this objective. The problem is that we lack the resources to address our housing needs. Neither the City of Chandler Housing and Redevelopment Division nor the Federal Government has the resources necessary to accomplish our objective. The only practical thing we can do is to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development over the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability) to increase the amount of affordable housing in the City of Chandler.

---

## **(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 rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease rates 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 applicantsto 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 units 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) Public Housing Homeownership Development Program

**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)

**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)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- 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)

The City of Chandler Housing and Redevelopment Division owns and manages 317 Public Housing units. The Public Housing programs provide opportunities for low-income families and elderly/disabled household to rent federally subsidized housing for 30% of their monthly adjusted gross income. The housing inventory is divided into traditional conventional housing, elderly/disabled housing and the scattered sites housing programs.

There are five (5) conventional housing complexes located in the City of Chandler. There are a total of 202 conventional units.

The elderly/disabled housing is currently composed of 37 apartments located in the City of Chandler. These apartments house individuals who are 62 years or older, disabled and/or handicapped.

The Scattered Sites housing is currently composed of 115 single-family homes located throughout the City of Chandler.

The overall goal of the City of Chandler Housing and Redevelopment division is in accord with the HUD's goal, which is to maintain decent, safe, and sanitary housing conditions for all assisted housing residents. In an effort to preserve the housing conditions, the City has managed an aggressive modernization program to keep the units in good condition.

## **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\$ | PlannedUses  |
|--|-----------|--|
| <b>1. FederalGrants(FY2002grants)</b>  |           |  |
| a) PublicHousingOperatingFund  | 629,627   |  |
| b) PublicHousingCapitalFund  | 570,089   |  |
| c) HOPEVIRevitalization  |           |  |
| d) HOPEVIDemolition  |           |  |
| e) AnnualContributionsforSection 8Tenant -BasedAssistance                      | 2,900,000 |  |
| f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds) |           |  |
| g) ResidentOpportunityandSelf - SufficiencyGrants                              |           |  |
| h) CommunityDevelopmentBlock Grant   | 1,314,000 | DowntownRedevelopment, HousingRehab;socialservices |
| i) HOME  | 346,708   | DPA,SingleFamilyRehab.                             |
| OtherFederalGrants(listbelow)  |           |  |
|  |           |  |
| <b>2.PriorYearFederalGrants (unobligatedfundsonly)(list below)</b>             |           |  |
| PHOperatingReserve   | 660,787   | PHOperations                                       |
| PHReplacementReserve   | 801,974   | AffordableHousing Construction                     |
|  |           |  |
| <b>3.PublicHousingDwellingRental Income</b>                                    | 600,000   | PHOperations                                       |
|  |           |  |
|  |           |  |
| <b>4.Otherincome (listbelow)</b>   |           |  |
| InvestmentIncome   | 45,000    | PHOperations                                       |
| Misc.  | 25,000    | PHOperations                                       |
| <b>4.Non -federalsources (listbelow)</b>                                       |           |  |
|  |           |  |
|  |           |  |
|  |           |  |
| <b>Totalresources</b>  | 7,893,185 |  |
|  |           |  |
|  |           |  |

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

## A. Public Housing

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

subcomponent

### (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: (state time)
- Other: (describe)

The application process will involve two phases. The first phase is the initial application for housing assistance or the pre-application. The pre-application requires the family to provide limited basic information establishing any preferences to which they may be entitled. This first phase results in the family's placement on the waiting list.

Upon receipt of the family's pre-application, the Housing and Redevelopment Division will make a preliminary determination of eligibility. The Housing and Redevelopment Division will notify the family in writing of the date and time of placement on the waiting list, and the approximate wait before housing may be offered. If the Housing and Redevelopment Division determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The applicant may at any time report changes in the applicant's status including changes in family composition, income, or preference factors. The Housing and Redevelopment Division will annotate the applicant's file and will update the applicant's place on the waiting list.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The Housing and Redevelopment Division will ensure that verification of all preferences, eligibility, suitability and selection factors are current in order to determine the family's final eligibility for admission into the Public Housing Program.

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)

History of disturbing neighbors or destruction of property;

Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived therefrom;

History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others; and

A check of the State's lifetime sex offender registration program for each adult household member, including live-in aides. No individual registered with this program will be admitted to public housing.

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

## **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)?

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 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)

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?

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 HUD-approved site-based waiting list plan)?

If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously? If yes, how many lists?

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)

To provide an incentive for families to assist in meeting the deconcentration goals, to facilitate a relocation when required for modernization or other management purposes and to eliminate vacancy loss and other expenses due to unnecessary transfers. Also, homeownership opportunities.

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 sub-section **(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 contributes to meeting income goals (broad range of incomes)

Household that contributes 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)

Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

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.

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  
**Ranking#3**
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction **Ranking# 2**
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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) **Ranking#1** Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Annual Plan, attending the monthly Unified Resident Council meetings, and thereading the quarterly newsletters.

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)

**(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 the 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:

| Development Name | Number of Units | Explanation (if any) see step 4 at 903.2 (c)(1)(iv)  | Deconcentration Policy (if no explanation) (see step 5 903.2(c)(1)(v))  |
|------------------|-----------------|--|---|
| AZ028009         | 90              | The covered development is participating in our Public Housing 5h Homeownership Program and is a scattered site development. | Established a preference for admission of working families.   |
| AZ028011         | 25              | The covered development is a scattered site development.   | Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration. |

**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)

A check with the State sex offender registration program and will ban for life any individual who is registered as a lifetime sex offender. A check with a computerized system called AVTA (Automated Vacated Tenant Accounts). The system will provide information of applicants or participants who currently owes rent or other amounts to any Housing Authority in connection with the Public Housing or Section 8 Programs

Other (list below)

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

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

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below) The PHA will give the owner:

The family's current and prior address as shown in the PHA's records; and the name and address (if known by the PHA) of the landlord at the family's current and prior address. The PHA will offer the owner other information in the PHA's possession concerning the family, including: Information about the family's tenancy history

## **(2) Waiting List Organization**

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

- None
- Federal public housing
- Federal moderate rehabilitation

- Federal project -based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below: There are conditions for granting extensions beyond the initial 60 day term of the voucher. A family may request a written request for an extension of the voucher time period. All requests for extensions must be received prior to the expiration date of the voucher. Extensions are permissible at the discretion of the PHA up to a maximum of an additional 60 days primarily for the reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial sixty -day period. Verification is required.

The PHA is satisfied that the family has made a reasonable effort to locate a unit including seeking the assistance of the PHA, throughout the initial sixty -day period. A completed search record is required.

The family was prevented from finding a unit due to disability accessibility requirements. The search record is required.

**(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 the preferences) r

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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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) Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

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.

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  
**Ranking#3**
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction **Ranking#2**
- 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) **Ranking#1** Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

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

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) Reading the quarterly newsletter and the Annual Plan.

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

- Through published notices  
 Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR 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:

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: The Authority -determined flat rent for the unit (flat rent option). Tenant may change the basis on which monthly rent is determined at the time of Tenant's annual review. Also, if Tenant is currently using the flat rent option, then, at any time Tenant so request, the Authority will immediately provide for Tenant to make rent payments using the income -based rent option upon making a determination that the Tenant is unable to pay current monthly rent because of financial hardship to Tenant's household, including: (a) decrease of household income; (b) increase in household expenses for medical costs, childcare, transportation, education or similar items; and (c) such other hardship situations as may be determined by the Authority.

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

For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:

For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold \_\_\_\_\_)
- Other (list below) The family shall report changes within ten (10) calendar days of their occurrence.

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

## **(2) Flat Rents**

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

- This section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

The Flat Rent determinations were compiled by analyzing area rents provided by real estate agencies, Fair Market Rent, and Internet services. We have determined that the following flat rents will apply in our Public Housing developments.

| <i><b>DEVELOPMENTS</b></i>     | <i><b>FLAT RENTS</b></i> |
|--------------------------------|--------------------------|
| Conventional and Kingston Arms |                          |
| <i>One Bedroom</i>             | <i>\$300.00</i>          |
| <i>Two Bedroom</i>             | <i>\$350.00</i>          |
| <i>Three Bedroom</i>           | <i>\$400.00</i>          |
| <i>Four Bedroom</i>            | <i>\$450.00</i>          |
| <i>Five Bedroom</i>            | <i>\$500.00</i>          |
| Scattered Sites                |                          |
| <i>Two Bedroom</i>             | <i>\$634.00</i>          |
| <i>Three Bedroom</i>           | <i>\$882.00</i>          |
| <i>Four Bedroom</i>            | <i>\$1,039.00</i>        |
| <i>Five Bedroom</i>            | <i>\$1,195.00</i>        |

### **B. Section 8 Tenant -Based Assistance**

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

#### **(1) Payment Standards**

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[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:

**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  | 317  | 54                |
| Section 8 Vouchers  | 480  | 98                |
| Section 8 Certificates  | N/A  | N/A               |
| Section 8 Mod Rehab   | N/A  | N/A               |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A  | N/A               |
| Public Housing Drug Elimination Program (PHDEP)                     | N/A  | N/A               |
|   |  |                   |
|   |  |                   |
| Other Federal Programs (list individually)                          |  |                   |
| Family Self Sufficiency   | 62   | 18                |
|   |  |                   |

**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)

- Admissions and Continued Occupancy Plan
- Public Housing Lease Agreement
- Pet Policy
- Drug Free Policy
- Equal Housing Opportunity Policy
- Hazardous Materials Policy
- Maintenance Policy (including pest control)
- Personnel Policy
- Procurement Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Lead-based Paint Policy on Target Housing

**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)

**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 24CFR 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 (list below)

**7. Capital Improvement Needs**

[24CFR Part 903.79(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: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

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

Select one:

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

-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 as Attachment

-or-

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

## **B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

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

Yes  No: a) Has the PHA received a HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPEVI 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: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below: Potential development of Public Housing and first time home buyer units.

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

| <b>Demolition/Disposition Activity Description</b>                  |  |
|---|--|
| 1a. Development name:   | 210 North McQueen Casa Del Sol   |
| 1b. Development (project) number:                                   | 04028002   |
| 2. Activity type:   | Demolition <input checked="" type="checkbox"/><br>Disposition <input type="checkbox"/>   |
| 3. Application status (select one)                                  | Approved <input type="checkbox"/><br>Submitted, pending approval <input checked="" type="checkbox"/><br>Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | 02/01/02   |
| 5. Number of units affected:  | 1  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity:<br>b. Projected end date of activity:   |

| <b>Demolition/DispositionActivityDescription</b>                    |  |
|---|--|
| 1a. Development name:   | 130NorthHamiltonCasaDeEsperanza  |
| 1b. Development(project) number:                                    | 04028002   |
| 2. Activity type:   | Demolition <input checked="" type="checkbox"/><br>Disposition <input type="checkbox"/>   |
| 3. Application status (select one)                                  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>(07/01/02)</u>  |
| 5. Number of units affected:  | 1  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: When vacated<br>b. Projected end date of activity: 3 months after vacated date                        |

**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 as 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

AssetManagementTable?If“yes”,skiptocomponent10.If  
 “No”,completetheActivityDescriptiontablebelow .

| <b>DesignationofPublicHousingActivityDescription</b>  |  |
|---|--|
| 1a.Developmentname:KingstonArms   |  |
| 1b.Development(project)number:04028001  |  |
| 2.Designationtype:<br>Occupancybyonlytheelderly <input type="checkbox"/><br>Occupancybyfamilieswithdisabilities <input type="checkbox"/><br>Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input checked="" type="checkbox"/> |  |
| 3.Applicationstatus(selectone)<br>Approved;includedinthePHA’sDesignationPlan <input checked="" type="checkbox"/><br>Submitted,pendingapproval <input type="checkbox"/><br>Plannedappli cation <input type="checkbox"/>                    |  |
| 4.Datethisdesignationapproved,submitted,orplannedforsubmission: (1972)  |  |
| 5.Ifapproved,willthisdesignationconstitutea(selectone)<br><input type="checkbox"/> NewDesignationPlan<br><input checked="" type="checkbox"/> Revisionofapreviousl y-approvedDesignationPlan?  |  |
| 6. Numberofunitsaffected:37   |  |
| 7.Coverageofaction(selectone)<br><input type="checkbox"/> Partofthedevelopment<br><input checked="" type="checkbox"/> Totaldevelopment  |  |

**10. ConversionofPublicHousingtoTenant -BasedAssistance**

[24CFRPart903.79 (j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredtocompletethissection.

**A.AssessmentsofReasonableRevitalizationPursuanttosection202oftheHUD  
 FY1996HUDAppropriationsAct**

1. Yes No: HaveanyofthePHA’sdevelopmentsorportionsof  
 developmentsbeenidentifiedbyHUDorthePHAascovers  
 undersection202oftheHUDFY1996HUDAppropriations  
 Act?(If“No”,skiptocomponent11;if“yes”,completeone  
 activitydescriptionfo reachidentifieddevelopment,unless  
 eligibletocompleteastreamlinedsubmission.PHAs  
 completingstreamlinedsubmissionsmayskiptocomponent  
 11.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequir edactivitydescription  
 informationforthiscomponentinthe **optional**PublicHousing  
 AssetManagementTable?If“yes”,skiptocomponent11.If  
 “No”,completetheActivityDescriptiontablebelow.

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

### **B. Voluntary Conversion Initial Assessments**

- A. How many of the PHA developments are subject to the Required Initial Assessments? Five (5)
- B. How many of the PHA developments are not subject to the Required Initial Assessments based on the exemptions (e.g., elderly and/or disabled developments not general occupancy projects) One (1)
- C. How many Assessments were conducted for the PHA's covered developments? Five (5)

D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment. None

| Development Name | Number of Units |
|------------------|-----------------|
|                  |                 |
|                  |                 |
|                  |                 |
|                  |                 |
|                  |                 |
|                  |                 |

Conversion of the public housing developments will not be appropriate because we conclude that the conversion will:

- 1) Adversely affect the availability of affordable housing in the community. Our current market area has few market units that are affordable for the Section 8 program.
- 2) Not principally benefit the residents of the public housing development to be converted and the community because the credit background of four existing public housing residents are poor. The families would experience an extreme difficulty locating homes that are not concentrated in distressed neighborhoods.

E. If the PHA has not completed the Required Initial Assessment, describe the status of these assessments:

**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.)

| <b>Public Housing Homeownership Activity Description<br/>(Complete one for each development affected)</b>  |
|--|
| 1a. Development name:<br>1b. Development (project) number:   |
| 2. Federal Program authority:<br><input type="checkbox"/> HOPEI<br><input checked="" type="checkbox"/> 5(h)<br><input type="checkbox"/> Turnkey III<br><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)   |
| 3. Application status: (select one)<br><input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program<br><input type="checkbox"/> Submitted, pending approval<br><input checked="" type="checkbox"/> Planned application                                 |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission:<br><u>09/02/1997</u> Approved by local HUD office, 02/1999 Implementation Agreement received.<br>Date Homeownership Plan/Program approved, submitted, or planned for submission:<br><u>02/17/2002</u> |
| 5. Number of units affected: 25 Number of units affected: 1  |
| 6. Coverage of action: (select one) Coverage of action: (select one)<br><input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Part of the development<br><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 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA -established eligibility criteria

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

If yes, list criteria below:

## 12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any program 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.)



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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24CFR Part 903.79(m)]

|  |        |
|--|--------|
| Exemptions from Component 13: High performing and small PHAs not participating in PHD  | EP 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)

3. Which developments are most affected? (list below)  
130 North Hamilton, 73 South Hamilton

**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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) The City of Chandler Housing and Redevelopment has had a dedicated police officer for housing since 1988. The program is called the Housing Officer Program. This program requires a cooperative enforcement between the Housing and Redevelopment division and the Police Department. On a regular basis, the Special Enforcement Team (SET) accompanies our Housing Officer in patrolling the housing sites. When appropriate, the Neighborhood Response Team (NRT), Zoning Enforcement, Neighborhood Bike Team and Bike Officers have also patrolled the areas for specific problems. At times, these teams have patrolled the areas in unmarked cars or in plain clothes. Currently, all patrol officer’s forward police reports of our housing sites to our Housing Officer. Also, once a month we receive from the police department’s statistic personnel a monthly police incident report listing all police calls from our housing sites.

2. Which developments are most affected? (list below) 130 North Hamilton, 73 South Hamilton, 210 North McQueen, 660 South Palm Lane, 127 North Kingston and Scattered 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 criminal 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) Established the housing Officer Program in 1988.

2. Which developments are most affected? (list below) 130 North Hamilton, 73 South Hamilton, 210 North McQueen, 660 South Palm Lane, 127 North Kingston and Scattered Sites.

#### **D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2000 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 FY2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

### **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

### **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**

[24CFR Part 903.79(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**

[24CFR Part 903.79(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**

[24CFR Part 903.79(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 (Filename) Attachment H.  
 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: A recommendation was made to support a document of the Annual Plan:  
*The Community Space Policy* – stating that the deposit is too high. Request it should be reduced to \$100 rather than \$200.  
The Community Space Policy was revised to decrease the proposed \$200 deposit to \$100.  
 Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)  
2.  Yes  No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance  
 Any adult member of a resident or assisted family organization  
 Other (list)

c. Eligible voters: (select all that apply)

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

### **C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### **D. Other Information Required by HUD**

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

## **Attachments**

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

- Attachment A – Definition of Substantial Deviation and Significant Amendment
- Attachment B – Resident Membership of the PHA Governing Board
- Attachment C – Membership of the Resident Advisory Board
- Attachment D – Admissions Policy for Deconcentration
- Attachment E – FY2001 Capital Fund Program Annual Statement
- Attachment F – PHA Management Organizational Chart
- Attachment G – FY2001 Capital Fund Program 5 – Year Action Plan
- Attachment H – Recommendations of Resident Advisory Board or Boards

## ATTACHMENT A

### **Definition of Substantial Deviation and Significant Amendment or Modification**

The City of Chandler Housing and Redevelopment Division shall define a Substantial Deviation from the five-year plan as follows.

Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect the City of Chandler Housing and Redevelopment Division strategic goals of increasing the availability of decent, safe and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in the five-year plan.

Any collective change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 20% of the City of Chandler Housing and Redevelopment Division's annual program budget for Section 8 or public housing activities.

A **Significant Amendment** or Modification to the Annual and Five year plans is defined as:

Changes of a sufficient nature to the rent, admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to a change in the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy.

Any change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 20% of the City of Chandler Housing and Redevelopment Division's annual budget.

Changes to the City of Chandler Housing and Redevelopment Division's plans effecting the demolition or disposition of public housing, designation of senior or disabled housing, the homeownership program, and a plan to convert public housing units to other than assisted housing.

## ATTACHMENT B

### **Resident Membership of the PHA Governing Board**

The City of Chandler Housing and Redevelopment Division meets the exemption criteria provided in section 2(b) (2) of the U.S. Housing Act of 1937.

ATTACHMENT C

**Membership of the Resident Advisory Board**

|                |                            |          |
|----------------|----------------------------|----------|
| BrandieColeman | 210NorthMcQueenApt.7       | 963-9171 |
| MillieBegin    | 127NorthKingstonApt.37     |          |
| LauriePreston  | 210NorthMcQueenApt.26      |          |
| AngelaHougart  | 587NorthApache85224        |          |
| ScottRedman    | 383NorthChippewaPlace85224 |          |

## ATTACHMENT D

### **Admissions Policy for Deconcentration**

It is the City of Chandler Housing and Redevelopment Division's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The City of Chandler Housing and Redevelopment Division will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. We will use the following worksheet for the analysis:

Income Limits and Deconcentration Worksheet

| <b>Development Name</b> | <b>Number of Units Under ACC</b> | <b>Number of Occupied Units</b> | <b>Number of Units Occupied by Very Poor Families</b> | <b>% Occupied by Very Poor Families</b> |
|-------------------------|----------------------------------|---------------------------------|---|---|
|                         |                                  |                                 |   |   |
|                         |                                  |                                 |   |   |
|                         |                                  |                                 |   |   |

% Very Poor in –

Census Tract –

Target Number –

Number Needed of below 30% of median area income –

Number Needed above 30% of median area income –

Waiting list number of families -

ATTACHMENT E

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

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

City of Chandler, Arizona 01 -02-02

OMB Approval No. 2577-0157 (Exp. 7/31/95)

|  |   |   |
|--|---|---|
| HA Name<br><br><p align="center"><b>CITY OF CHANDLER, AZ      HOUSING &amp; REDEVELOPMENT DIVISION</b></p> | Comprehensive Grant Number<br><br><p align="center"><b>AZ028 - Chandler</b></p> | FFY of Grant Approval<br><br><p align="center"><b>2002-2003</b></p> |
|--|---|---|

Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number \_\_\_\_     Performance & Evaluation Report for Program Year Ending \_\_\_\_     Final Performance & Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |            | Total Actual Cost (2) |          |
|----------|---|----------------------|------------|-----------------------|----------|
|          |   | Original             | Revised(1) | Obligated             | Expended |
| 1        | Total Non-CGP Funds                                       | \$ 0.00              |            |                       |          |
| 2        | 1408 Management Improvements                              | \$ 116,000.00        |            |                       |          |
| 3        | 1406 Operations   | \$ 10,000.00         |            |                       |          |
| 4        | 1410 Administration                                       | \$ 55,200.00         |            |                       |          |
| 5        | 1411 Audit  | \$ 0.00              |            |                       |          |
| 6        | 1415 Liquidated Damages                                   | \$ 0.00              |            |                       |          |
| 7        | 1430 Fees and Costs                                       | \$ 5,000.00          |            |                       |          |
| 8        | 1440 Site Acquisition                                     | \$ 0.00              |            |                       |          |
| 9        | 1450 Site Improvement                                     | \$ 76,200.00         |            |                       |          |
| 10       | 1460 Dwelling Structures                                  | \$ 272,600.00        |            |                       |          |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$ 0.00              |            |                       |          |
| 12       | 1470 Nondwelling Structures                               | \$ 0.00              |            |                       |          |
| 13       | 1475 Nondwelling Equipment                                | \$ 0.00              |            |                       |          |
| 14       | 1495.1 Relocation Costs                                   | \$ 0.00              |            |                       |          |
| 15       | 1490 Replacement Reserve                                  | \$ 0.00              |            |                       |          |
| 16       | 1498 Operations   | \$ 10,000.00         |            |                       |          |
| 17       | 1502 Contingency (may not exceed 8% of line 16)           | \$ 8,000.00          |            |                       |          |
| 18       | <b>Amount of Annual Grant (Sum of lines 2-15)</b>         | \$ 552,000.00        |            |                       |          |
| 19       | Amount of line 16 Related LBP Activities                  | \$ 0.00              |            |                       |          |
| 20       | Amount of line 16 Related to Section 504 Compliance       | \$ 0.00              |            |                       |          |
| 21       | Amount of line 16 Related to Security                     | \$ 44,100.00         |            |                       |          |
| 22       | Amount of line 16 Related to Energy Conservation Measures | \$ 0.00              |            |                       |          |

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date  
**X**

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



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

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

City of Chandler, AZ  
Housing & Redevelopment Division  
**Date: 01-02-02 (FY 2002-2003)**  
OMB Approval No. 2577-0157 (Exp. 7/31/95)

| Development Number/<br>Name<br>HA - Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity      | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|---------------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |               | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| PHA a.  | Youth Programs                               | 1408                       | 1 Person      | \$ 60,000.00         |             |                     |                    |                             |
| WiIDE b.  | After School                                 | 1408                       | Misc.         | \$ 1,000.00          |             |                     |                    |                             |
| MGNT. c.  | Family & Self Sufficiency Caseworker         | 1408                       | 1 Person (PT) | \$ 28,000.00         |             |                     |                    |                             |
| d.  | Maintenance Vehicle                          | 1408                       | 1 Truck       | \$ 27,000.00         |             |                     |                    |                             |
| PHA   | Salary & Benefits - Admin.                   | 1410                       | 1 Person      | \$ 52,700.00         |             |                     |                    |                             |
| WIDE  | Supplies & Training                          | 1410                       | Misc.         | \$ 2,500.00          |             |                     |                    |                             |
| ADMIN.  |  |                            |               |                      |             |                     |                    |                             |
| AZ28-1  | Landscape Improvements                       | 1450                       | 1 Project     | \$ 20,000.00         |             |                     |                    |                             |
| AZ28-1  | Replace Front Doors & Jams                   | 1460                       | 37 Units      | \$ 37,000.00         |             |                     |                    |                             |
| AZ28-1  | Replace Closet Doors                         | 1460                       | 37 Units      | \$ 18,500.00         |             |                     |                    |                             |
| AZ28-1  | Replace Exterior Door Locks                  | 1460                       | 37 Units      | \$ 7,400.00          |             |                     |                    |                             |
| AZ28-1  | Upgrade Patio Lighting                       | 1460                       | 37 Units      | \$ 3,700.00          |             |                     |                    |                             |
| AZ28-2  | Replace Kitchen Cabinets                     | 1460                       | 10 Units      | \$ 40,500.00         |             |                     |                    |                             |
| AZ28-2  | Security Fencing                             | 1450                       | 1 Site        | \$ 50,000.00         |             |                     |                    |                             |
| AZ28-2  | Replace Exterior Door Locks                  | 1460                       | 93 Units      | \$ 18,600.00         |             |                     |                    |                             |
| AZ28-3  | Replace Kitchen Cabinets                     | 1460                       | 10 Units      | \$ 40,500.00         |             |                     |                    |                             |
| AZ28-3  | Sidewalks/Benches/Trash Container            | 1450                       | 1 Project     | \$ 6,200.00          |             |                     |                    |                             |
| AZ28-3  | Replace Exterior Door Locks                  | 1460                       | 72 Units      | \$ 14,400.00         |             |                     |                    |                             |

(1) to be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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



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

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

City of Chandler, AZ  
Housing & Redevelopment Division  
**Date: 01-02-02 (FY 2002-2003)**  
OMB Approval No. 2577-0157 (Exp. 7/31/95)

| Development Number/<br>Name<br>HA - Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity      | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|---------------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |               | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| AZ28-9  | Kitchen Cabinet Replacement                  | 1460                       | 5 Houses      | \$ 20,000.00         |             |                     |                    |                             |
| AZ28-9  | Replace Exterior Gates                       | 1450                       | 5 Houses      | \$ 5,000.00          |             |                     |                    |                             |
| AZ28-9  | Roof Replacement                             | 1460                       | 5 Houses      | \$ 10,000.00         |             |                     |                    |                             |
| AZ28-9  | Carpet/Tile Replacement                      | 1460                       | 5 Houses      | \$ 10,000.00         |             |                     |                    |                             |
| AZ28-9  | Exterior Painting                            | 1460                       | 10 Houses     | \$ 20,000.00         |             |                     |                    |                             |
| AZ28-9  | Heat Pump Replacement                        | 1460                       | 5 Houses      | \$ 12,000.00         |             |                     |                    |                             |
| AZ28-9  | Replace Windows                              | 1460                       | 5 Houses      | \$ 20,000.00         |             |                     |                    |                             |
| AZ28-11   |  |                            |               | \$ 0.00              |             |                     |                    |                             |
| Development   | New Scattered Site Development               | 1498                       | 10 New Houses | \$ 10,000.00         |             |                     |                    |                             |
| Operations  | Operating Transfer                           | 1406                       |               | \$ 10,000.00         |             |                     |                    |                             |
|   | Contingency                                  | 1502                       |               | \$ 8,000.00          |             |                     |                    |                             |
|   | Total Grant Amount                           |                            |               | \$ 553,000.00        |             |                     |                    |                             |

(1) to be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

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











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

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

City of Chandler, AZ  
Housing & Redevelopment Division  
Date: 01-02-02 (FY 2002-2003)

OMB Approval No. 2577-0157 (Exp. 7/31/95)

| Development<br>Number/Name<br>HA - Wide<br>Activities | 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) |                                      |
| AZ28-9  |   |             |            |  |             |            |                                      |
| AZ28-9 Kitchen Cabinet                                | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AX28-9 Exterior Gates                                 | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AZ28-9 Roof Replace                                   | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AZ28-9 Carpet/Tile                                    | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AZ28-9 Exterior Paint                                 | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AZ28-9 Heat Pump                                      | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AZ28-9 Replace Windows                                | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |
| AZ28-11   | 0   |             |            | 0  |             |            |                                      |
| Redevelopment   | 4/30/2004                                 |             |            | 8/30/2005                                |             |            |                                      |
| Operations  | 4/30/2004                                 |             |            | 8/30/2005                                |             |            |                                      |
| Contingency   | 4/30/2004                                 |             |            | 08/30/2005                               |             |            |                                      |

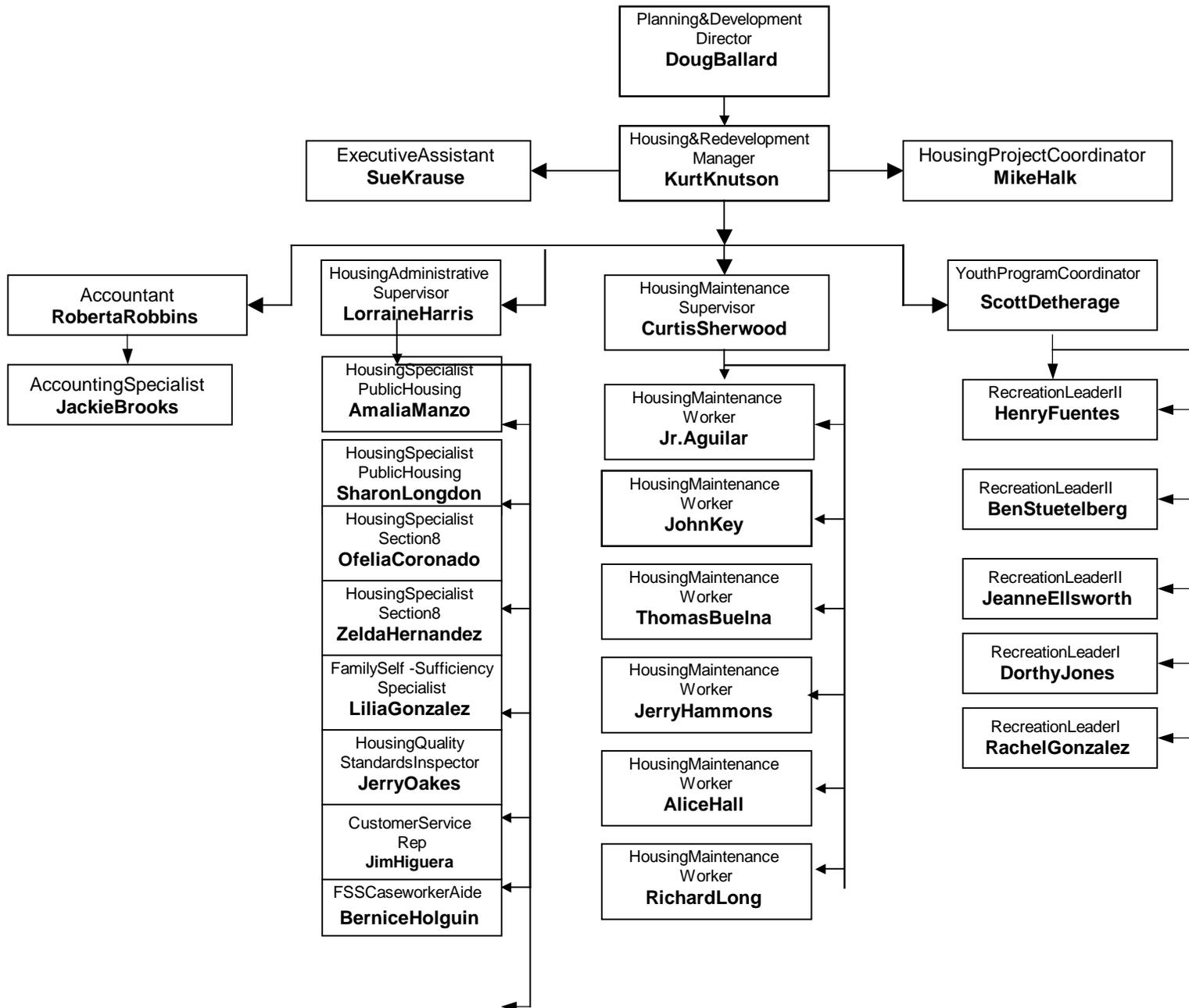
(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2)  
To be completed for the Performance and Evaluation Report.

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

**PLANNING&DEVELOPMENT -HOUSING&REDEVELOPMENT**

**COSTCENTER4650**

**ATTACMHMENTF**



**Five-Year Action Plan Attachment G**  
**Part I: Summary**  
 Capital Fund Program (CFP)

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

PREPARED 01-22-02

OMB Approval No. 2577-0157 (Exp. 07/31/95)

|  |  |  |   |  |  |                 |                          |                     |
|--|--|--|---|--|--|-----------------|--------------------------|---------------------|
| <b>HA Name: CITY OF CHANDLER</b>                       | <b>Locality (City/County &amp; State):</b>             |  |   |  | <input checked="" type="checkbox"/>                        | <b>Original</b> | <input type="checkbox"/> | <b>Revision No.</b> |
| <b>HOUSING &amp; REDEVELOPMENT DIVISION</b>            | <b>265 E. BUFFALO, CHANDLER, MARICOPA, ARIZONA</b>     |  |   |  |  |                 |                          |                     |
| <b>A. Development Number/Name</b>                      | <b>Work Statement for Year 1<br/>FFY: <u>02-03</u></b> | <b>Work Statement for Year 2<br/>FFY: <u>2003-2004</u></b> | <b>Work Statement for Year 3<br/>FFY: <u>2004-2005</u></b>                            | <b>Work Statement for Year 4<br/>FFY: <u>2005-2006</u></b> | <b>Work Statement for Year 5<br/>FFY: <u>2006-2007</u></b> |                 |                          |                     |
| AZ28-1 KINGSTON ARMS                                   |  | \$ 80,000.00   | \$ 115,000.00   | \$ 283,000.00  | \$ 79,100.00   |                 |                          |                     |
| AZ28-2 CASA DEL SOL & CASA DE ESPERANZA                |  | \$ 216,000.00  | \$ 206,000.00   | \$ 116,000.00  | \$ 66,000.00   |                 |                          |                     |
| AZ28-3 CASA DE ROSA & CASA BONITA                      | See  | \$ 189,000.00  | \$ 145,000.00   | \$ 186,000.00  | \$ 66,000.00   |                 |                          |                     |
| AZ28-9 SCATTERED SITES (Acquisition)                   | Annual   | \$ 70,000.00   | \$ 150,000.00   | \$ 212,000.00  | \$ 90,000.00   |                 |                          |                     |
| AZ28-11 SCATTERED SITES (New Construction)             | Statement  | \$ 20,000.00   | \$ 16,000.00  | \$ 0.00  | \$ 0.00  |                 |                          |                     |
| <b>B. Physical Improvements Subtotal</b>               |  | \$ 575,000.00  | \$ 632,000.00   | \$ 797,000.00  | \$ 301,100.00  |                 |                          |                     |
| <b>C. Management Improvements</b>                      |  | \$ 87,000.00   | \$ 88,000.00  | \$ 88,000.00   | \$ 98,000.00   |                 |                          |                     |
| <b>D. HA-Wide Nondwelling Structures and Equipment</b> |  | \$ 5,000.00  | \$ 20,000.00  | \$ 47,000.00   | \$ 442,000.00  |                 |                          |                     |
| <b>E. Administration</b>                               |  | \$ 53,000.00   | \$ 54,000.00  | \$ 55,000.00   | \$ 56,000.00   |                 |                          |                     |
| <b>F. Other</b>  |  |  |   |  |  |                 |                          |                     |
| <b>G. Replacement Reserve</b>                          |  |  |   |  |  |                 |                          |                     |
| <b>H. Total CGP Funds</b>                              |  | \$ 720,000.00  | \$ 794,000.00   | \$ 987,000.00  | \$ 897,100.00  |                 |                          |                     |
| <b>I. Total Non-CGP Funds</b>                          |  |  |   |  |  |                 |                          |                     |
| <b>J. Grand Total</b>                                  |  | \$ 720,000.00  | \$ 794,000.00   | \$ 987,000.00  | \$ 897,100.00  |                 |                          |                     |
| <b>Signature of Executive Director</b>                 |  | Date:  | Signature of Public Housing Director/Office of Native American Programs Administrator |  | Date:  |                 |                          |                     |
| <b>K</b>   |  |  | <b>X</b>  |  |  |                 |                          |                     |

**Five-Year Action Plan**

**Part II: Supporting Pages**  
 Physical Needs Work Statement(s)  
 Capital Fund Program (CFP)

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

PREPARED 01-22-02

| Work Statement<br>for Year 1<br>FFY:<br>2002-03 | Work Statement for Year <u>2</u><br>FFY: <u>2003-2004</u>             |          |                 | Work Statement for Year <u>3</u><br>FFY: <u>2004-2005</u>             |          |                 |
|---|---|----------|-----------------|---|----------|-----------------|
|   | Development Number/Name/General Description of<br>Major Work Category | Quantity | Estimated Costs | Development Number/Name/General Description of<br>Major Work Category | Quantity | Estimated Costs |
| See<br>Annual<br>Statement                      | AZ28-1 KINGSTON ADMS  |          |                 | AZ28-1 KINGSTON ADMS  |          |                 |
|   | Privacy Fence Replacement   | 9 BLDG.  | \$              | Reseal & Restripe Blacktop  | 1 Site   | \$ 5.000        |
|   | Exterior Painting   | 9 BLDG.  | \$              | Replace Tubs & Showers  | 36 Units | \$ 44.000       |
|   | Roof Replacement  | 9 BLDG.  | \$              | Replace Commodes With Hadicap Accessible                              | 36 Units | \$ 8.000        |
|   | Landscaping   | SITE     | \$              | Convert Recreation Room to Residence                                  | 1 Unit   | \$ 20.000       |
|   | Carpet Replacement  | 10 UNITS | \$ 10.000       | Replace Front Doors   | 36 Units | \$ 30.000       |
|   | Exterior Canopy & Bench Replacement                                   | SITE     | \$              | Asphalt Overlay   | 1 Lot    | \$ 8.000        |
|   | Interior Painting   | 15 UNITS | \$ 10.000       |   |          |                 |
|   | Recreation Building A/C Replacement                                   | 1 BLDG.  | \$              |   |          |                 |
|   | Security Door Replacement   | 36 UNITS | \$              |   |          |                 |
|   | Repair Unit A/C's   | 15 UNITS | \$ 50.000       |   |          |                 |
|   | Asbestos Removal  | 30 UNITS | \$ 10.000       |   |          |                 |
|   | AZ28-2 CASA DEL SOL & CASA DE ESPARANZA                               |          |                 | AZ28-2 CASA DEL SOL & CASA DE ESPARANZA                               |          |                 |
|   | Exterior Painting   | 21 BLDG. | \$ 25.000       | Foundation Repair   | 10 BLDG  | \$ 50.000       |
|   | Landscaping   | 1 SITE   | \$ 10.000       | Replace Tubs & Showers  | 39 Units | \$ 56.000       |
|   | Replace Kitchen & Bath Cabinets                                       | 54 UNITS | \$ 155.000      | Replace Chain-Link Fence  | 1 Site   | \$ 25.000       |
|   | Window Replacement  | 93 Units | \$ 0            | Replace Sewer Lines   | 25 Units | \$ 25.000       |
|   | Security Fencing  | 885 LF   | \$ 0            | ADA Compliance  | 1 Site   | \$ 50.000       |
|   | Blacktop Repair   |          | \$ 0            |   |          |                 |
|   | Security Lighting   | 2 Sites  | \$ 0            |   |          |                 |
|   | Reseal & Stripe Parking Lots  | 2 Sites  | \$ 20.000       |   |          |                 |
|   | Reseal & Stripe Basketball Courts                                     | 2 Courts | \$ 6.000        |   |          |                 |
|   | AZ28-3 CASA DE ROSA & CASA BONITA                                     |          |                 | AZ28-3 CASA DE ROSA & CASA BONITA                                     |          |                 |
|   | Exterior Painting   | 21 BLDG. | \$ 25.000       | Foundation Repair   | 10 BLDG  | \$ 50.000       |
|   | Landscaping   | 1 SITE   | \$ 10.000       | Replace Tubs & Showers  | 39 Units | \$ 20.000       |
|   | Replace Kitchen & Bath Cabinets                                       | 39 UNITS | \$ 120.000      | Replace Sewer Lines   | 25 Units | \$ 25.000       |
|   | Window Replacement  | 2 Sites  | \$ 0            | ADA Compliance  | 1 Site   | \$ 50.000       |
|   | Security Fencing  |          | \$ 0            |   |          |                 |
|   | Security Lighting   |          | \$ 0            |   |          |                 |
|   | Asbestos  |          | \$ 0            |   |          |                 |
|   | Ramada & Playground Equipment   | 1 SITE   | \$ 8.000        |   |          |                 |
|   | Reseal & Stripe Parking Lots  | 2 Sites  | \$ 20.000       |   |          |                 |
|   | Reseal & Stripe Basketball Courts                                     | 2 Courts | \$ 6.000        |   |          |                 |
|   | Subtotal of Estimated Cost  |          | \$ 485,000      | Subtotal of Estimated Cost  |          | \$ 466,000      |

**Five-Year Action Plan**

**Part II: Supporting Pages**  
 Physical Needs Work Statement(s)  
 Capital Fund Program (CFP)

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

PREPARED 01-22-02

| Work Statement<br>for Year 1<br>FFY:<br>2002-03 | Work Statement for Year <u>4</u><br>FFY: <u>2005-2006</u>             |           |                 | Work Statement for Year <u>5</u><br>FFY: <u>2006-2007</u>                          |          |                 |
|---|---|-----------|-----------------|--|----------|-----------------|
|   | Development Number/Name/General Description of<br>Major Work Category | Quantity  | Estimated Costs | Development Number/Name/General Description of<br>Major Work Category              | Quantity | Estimated Costs |
| See<br>Annual<br>Statement                      | AZ28-1 KINGSTON ADMC<br>Perimeter Site Block Fence                    | 1 Site    | \$ 75.000       | AZ28-1 KINGSTON ADMC<br>Install Door Bells   | 37 Units | \$ 10.000       |
|   | Storage Unit  | 1 Unit    | \$ 8.000        | New Exterior Door Locks  | 37 Units | \$ 7.400        |
|   | Replace Patio Doors   | 36 Units  | \$ 100.000      | Replace Closet Doors   | 37 Units | \$ 18.500       |
|   | Window Replacement  | 36 Units  | \$ 100.000      | Upgrade Patio Lighting   | 37 Units | \$ 3.700        |
|   |   |           |                 | New Bathroom Tile  | 36 Units | \$ 30.000       |
|   |   |           |                 | New Exterior Gates   | 11 Bldgs | \$ 9.500        |
|   |   |           |                 |  |          |                 |
|   | AZ28-2 CASA DEL SOL & CASA DE ESPARANZA<br>New Green Space            | 2 Sites   | \$ 100.000      | AZ28-2 CASA DEL SOL & CASA DE ESPARANZA<br>Replace & Rekey all exterior door locks | 2 Sites  | \$ 20.000       |
|   | Storage Unit  | 2 Units   | \$ 16.000       | Re-coat Basketball Courts  | 2 Courts | \$ 10.000       |
|   |   |           |                 | New Bathroom Tile  | 45 Units | \$ 36.000       |
|   |   |           |                 |  |          |                 |
|   | AZ28-3 CASA DE ROSA & CASA BONITA<br>New Green Space                  | 1 Site    | \$ 50.000       | AZ28-3 CASA DE ROSA & CASA BONITA<br>Replace & Rekey all exterior door locks       | 2 Sites  | 20.000          |
|   | Storage Unit  | 2 Units   | \$ 16.000       | Re-coat Basketball Courts  | 2 Courts | \$ 10.000       |
|   | Interior Fire Suppression Upgrade                                     | 2 Bldg's  | \$ 10.000       | New Bathroom Tile  | 45 Units | \$ 36.000       |
|   | Relocate Main Site Entrance   | 1 Site    | \$ 100.000      |  |          |                 |
| Replace Block Wall Section                      | 1 Site  | \$ 10.000 |                 |  |          |                 |
|   | Subtotal of Estimated Cost  |           | \$ 585,000      | Subtotal of Estimated Cost   |          | \$211,100       |



**Five-Year Action Plan**

**Part II: Supporting Pages**  
 Physical Needs Work Statement(s)  
 Capital Fund Program (CFP)

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

PREPARED 01-22-02

| Work Statement<br>for Year 1<br>FFY:<br>2002-03 | Work Statement for Year <u>4</u><br>FFY: <u>2005-2006</u>  |   |   | Work Statement for Year <u>5</u><br>FFY: <u>2006-2007</u>                                      |                                 |                                      |
|---|--|---|---|--|---------------------------------|--------------------------------------|
|   | Development Number/Name/General Description of<br>Major Work Category  | Quantity  | Estimated Costs                                   | Development Number/Name/General Description of<br>Major Work Category                          | Quantity                        | Estimated Costs                      |
| See<br>Annual<br>Statement                      | AZ28-11 SCATTERED SITES  |   |   | AZ28-11 SCATTERED SITES  |                                 |                                      |
|   | AZ28-9 SCATTERED SITE HOMES<br>Patio Door Replacement<br>Electrical Service Upgrades<br>Evaporative Cooler Removal<br>New Security Block Walls | 36 Units<br>10 Houses<br>20 Houses<br>20 Houses | \$ 72,000<br>\$ 30,000<br>\$ 10,000<br>\$ 100,000 | AZ28-9 SCATTERED SITE HOMES<br>Replace Exterior Doors<br>Locate & Replace Sewer Line Cleanouts | 50 Houses<br>25 Houses          | \$ 75,000<br>\$ 15,000               |
|   | PHA Wide<br>Maintenance Truck  | 2 Trucks  | \$ 47,000   | PHA Wide<br>Maintenance Truck<br>Pave Maintenance Yard<br>New Maintenance Building             | 1 Trucks<br>1 Lot<br>1 Building | \$ 27,000<br>\$ 15,000<br>\$ 400,000 |
|   | Subtotal of Estimated Cost   |   | \$ 259,000  | Subtotal of Estimated Cost   |                                 | \$ 532,000                           |

**Five-Year Action Plan**

**Part III:** Supporting Pages  
 Management Needs Work Statement(s)  
 Capital Fund Program (CFP)

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

PREPARED 01-22-02

| Work Statement<br>for Year 1<br>FFY:<br>2002-03 | Work Statement for Year <u>2</u><br>FFY: <u>2003-2004</u> |                        |                 | Work Statement for Year <u>3</u><br>FFY: <u>2004-2005</u> |                        |                 |
|---|---|------------------------|-----------------|---|------------------------|-----------------|
|   | General Description of<br>Major Work Category             | Quantity               | Estimated Costs | General Description of<br>Major Work Category             | Quantity               | Estimated Costs |
| See<br>Annual<br>Statement                      | COMP. GRANT SALARY  | 1 PERSON &<br>SUPPLIES | \$ 53,000       | COMP. GRANT SALARY  | 1 PERSON &<br>SUPPLIES | \$ 54,000       |
|   | COMPUTER  | 1 COMPUTER             | \$ 0            | COMPUTER  | 1 COMPUTER             | \$ 0            |
|   | YOUTH PROGRAMS  | 2 PERSONS              | \$ 52,000       | YOUTH PROGRAMS  | 2 PERSONS              | \$ 52,000       |
|   | SCHOOL & SUMMER PROGRAMS                                  | 4 PERSONS              | \$ 6,000        | SCHOOL & SUMMER PROGRAMS                                  | 4 PERSONS              | \$ 6,000        |
|   | FAMILY SELF SUFFICIENCY COORDINATOR                       | 1 PERSON               | \$ 29,000       | FAMILY SELF SUFFICIENCY COORDINATOR                       | 1 PERSON               | \$ 30,000       |
|   | Subtotal of Estimated Cost                                |                        | \$ 140,000      | Subtotal of Estimated Cost                                |                        | \$ 142,000      |

**Five-Year Action Plan**

**Part III:** Supporting Pages  
 Management Needs Work Statement(s)  
 Capital Fund Program (CFP)

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

**PREPARED 01-22-02**

| Work Statement<br>for Year 1<br>FFY:<br>2002-03 | Work Statement for Year <u>4</u><br>FFY: <u>2005-2006</u> |                        |                 | Work Statement for Year <u>5</u><br>FFY: <u>2006-2007</u> |                        |                 |
|---|---|------------------------|-----------------|---|------------------------|-----------------|
|   | General Description of<br>Major Work Category             | Quantity               | Estimated Costs | General Description of<br>Major Work Category             | Quantity               | Estimated Costs |
| See<br>Annual<br>Statement                      | COMP. GRANT SALARY  | 1 PERSON &<br>SUPPLIES | \$ 55.000       | COMP. GRANT SALARY  | 1 PERSON &<br>SUPPLIES | \$ 56.000       |
|   | COMPUTER  | 1 COMPUTER             | \$ 0            | COMPUTER  | 1 COMPUTER             | \$ 5.000        |
|   | YOUTH PROGRAMS  | 2 PERSONS              | \$ 52.000       | YOUTH PROGRAMS  | 2 PERSONS              | \$ 52.000       |
|   | SCHOOL & SUMMER PROGRAMS                                  | 4 PERSONS              | \$ 6.000        | SCHOOL & SUMMER PROGRAMS                                  | 4 PERSONS              | \$ 6.000        |
|   | FAMILY SELF SUFFICIENCY COORDINATOR                       | 1 PERSON               | \$ 30.000       | FAMILY SELF SUFFICIENCY COORDINATOR                       | 1 PERSON               | \$ 35.000       |
|   | Subtotal of Estimated Cost \$ 143,000                     |                        |                 | Subtotal of Estimated Cost \$ 154,000                     |                        |                 |



## ATTACHMENT H

### **Recommendations of Resident Advisory Board**

The City of Chandler Housing and Redevelopment Division selected its Resident Advisory Board (RAB) through several outreach efforts. The City of Chandler Housing and Redevelopment Division utilized staff, resident meetings, Housing Specialist referrals, and advertised in the newsletters to attract board members. Interested RAB members were selected and represented all Public Housing and Section 8 programs.

The Resident Advisory Board's purpose is to assist and make recommendations regarding the development of the PHA Plan, and any significant amendment or modification to it. The Resident Advisory Board is committed to:

- Making recommendation on the development of the Agency/Annual Plan
- Provide meaningful discussion on policy that leads to improved housing programs and procedures
- Attend meetings and comment on proposed operation, programs and services

During the development of the Annual Plan comments were received through the meetings, by mail, email, and telephone conversations.

The Resident Advisory Board commented on:

***The Section 8 Housing Choice Voucher*** –stating that the voucher holders should be given the exact subsidy amount that they qualify for so, this would assist the customers in their search.

***The Community Space Policy*** –stating that the deposit is too high. Request it should be reduced to \$100 rather than \$200.

***The Crime Free Reward Program*** –stating that the program is a great idea and support it.

***The Customer Service Policy*** –stating that the policy is great and support it.

Other issues brought up

***The 5H Homeownership Program*** –stating that the program has inspired residents to work hard in repairing credit and obtaining better jobs. They support the program and request we continue to apply for homeownership programs.

### **THE MANNER IN WHICH THE PHA ADDRESSED THE RECOMMENDATIONS:**

The Community Space Policy deposit was revised to decrease the security deposit from \$200.00 to \$100.00.