

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

***PUBLIC HOUSING
ANNUAL PLAN***



Chandler ♦ Arizona
Where Values Make The Difference

April 2003



April 15, 2003

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

Dear Ms. Lindquist:

Enclosed is the City of Chandler Housing and Redevelopment's Annual Plan for the year 2003. 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.

-bind, and hearing or speech

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

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5-YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

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

PHA Plan Agency Identification

PHAName: CityofChandlerHousingandRedevelopmentDivision

PHANumber: AZ028

PHAFiscalYearBeginning :(mm/yyyy) 07/2003

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) 92
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing in 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 briefings 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:Promoteself -sufficiencyandassetdevelopmentofassisted households

Objectives:

- Increasethenumberandpercentageofemployedpers onsinassisted families:
- Provideorattractsupportiveservicestoimproveassistancerecipients' employability:
- Provideorattractsupportiveservicestoincreaseindependenceforthe elderlyorfamilieswithdisabilit ies.
- Other:(listbelow)

HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans

PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing

Objectives:

- Undertakeaf firmativemeasurestoensureaccesstoassistedhousing regardlessofrace,color,religionnationalorigin,sex,familialstatus,and disability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment forfamiliesliving inassistedhousing,regardlessofrace,color,religion nationalorigin,sex,familialstatus,anddisability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardlessofunit sizerequired:
- Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

AnnualPHAPlan
PHAFiscalYear2003
[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. HerearejustafewhighlightsfourAnnualPI an:

- Wehaveadoptedthreelocalpreferences. Theyareasfollows: Forapplicantsholiveand/orwork inthejurisdiction, thosewhoarecurrentlyenrolledinemployment, trainingprogram, attending schoolonafull -timebasis, currentlyworking20hoursaweek (thispreferenceisautomatically extendedequallytoallderlyfamiliesandpersonswithdisabilitiesandallfamilieswhoseheador spousearereceivingincomebasedontheirinabilitytowork). Inaddition, familiesalready receivinghousing assistancecannotclaimthesepreferences. Lastly, applicants displacedbytheCityofChandlerorwhosedwellinghasbeenextensivelydamagedordestroyedas aresultofadisasterdeclaredorotherwiseformallyrecognizedpursuanttoFederalDisaster Relief Laws.
- Wehaveadoptedanaggressivescreeningpolicyforpublichousingtoensuretothebestofour abilitythatnewadmissionswillbegoodneighbors. InourSection8program, wearescreening applicantstothefullestextentallowablewhilenottakingawaytheultimateresponsibilityfromthe landlord. Ourscreeningpracticeswillmeetallfairhousingrequirements.
- Wehaveimplementedadeconcentrationpolicy.
- Applicantswillbeselectedfromthewaitinglistbypreferenceandinorderofdateandtimethey appliedandtommeetstatutoryrequirements.
- FederalregulationsalsorequireallPublicHousingAuthoritiestarget40% ifallnewadmissionsand 75% ofallnewSection8programadmissionstofamiliesatorbelow30% ofmedianincome.
- Wehaveestablishedaminimumrentof\$0.
- Wehaveestablishedflatrentsforallofourdevelopments.
- Wearegoingtoutilize100% ofthepublishedFMR'sasourpaymentstandardfortheHousing ChoiceVouchersand100% ofthepublishedFMR'sforanyexistingcertificates.

Insummary, weareonoursetoimprovetheconditionofaffordablehousingintheCityofChandler 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.

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Attachments

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

Required Attachments:

- 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 – Recommendations of Resident Advisory Board or Boards
- Attachment F – FY 2002 Capital Fund Program Annual Statement
- Attachment G – Pet Policy (azav02)

- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment H -FY2002 Capital Fund Program 5 Year Action Plan
 Attachment I --PHA Management Organizational Chart

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification 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 jurisdiction’s 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 (A I)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A & O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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 <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
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

Housing Needsof FamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Race/Ethnicity							
Race/Ethnicity							
White	136,296	U/A	U/A	U/A	U/A	U/A	U/A
Black/AfricanAm	6,151	U/A	U/A	U/A	U/A	U/A	U/A
AmericanIndian	2,121	U/A	U/A	U/A	U/A	U/A	U/A
Asian	7,453	U/A	U/A	U/A	U/A	U/A	U/A
PacificIslander	251	U/A	U/A	U/A	U/A	U/A	U/A
Hispanic	37,059	U/A	U/A	U/A	U/A	U/A	U/A
Whitealone,not Hispanicor Latino	121,168	U/A	U/A	U/A	U/A	U/A	U/A
Someotherrace	18,993	U/A	U/A	U/A	U/A	U/A	U/A
Twoormore races	5,316	U/A	U/A	U/A	U/A	U/A	U/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needsof Families on the Waiting List

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site -Based or sub -jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1856		49
Extremely low income <= 30% AMI	1541	83%	
Very low income (>30% but <=50% AMI)	288	16%	
Low income (>50% but <80% AMI)	27	1.5%	
Families with children	111	6%	
Elderly families	93	5%	
Families with Disabilities	260	14%	
Race/ethnicity	White 1373	74%	
Race/ethnicity	Black 390	21%	
Race/ethnicity	Am Indian 37	2%	
Race/ethnicity	Asian 37	2%	
Race/ethnicity	Hispanic 687	37%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			

Housing Needsof Familiesonthe WaitingList	
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Ifyes: Howlonghasitbeenclosed(#ofmonths)?3months(Sept.16,2002)	
DoesthePHAexpecttoreopenhelistinthePHAPlanyear? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,even if generallyclosed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needsof Familiesonthe WaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1870		85
Extremelylow income<=30%AMI	1513	79%	
Verylowincome (>30%but<=50%AMI)	299	18%	
Lowincome (>50%but<80%AMI)	57	3%	
Familieswith children	94	5%	
Elderlyfamilies	131	7%	
Familieswith Disabilities	243	13%	
Race/ethnicity	White1440	77%	
Race/ethnicity	Black299	16%	
Race/ethnicity	AmIndian75	4%	
Race/ethnicity	Asian37	2%	
Race/ethnicity	Hispanic804	43%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	403	22%	15

Housing Needs of Families on the Waiting List			
2BR	900	48%	17
3BR	506	27%	31
4BR	56	3%	18
5BR	8	4%	4
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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 needs that exist in our jurisdiction, we are not optimistic about achieving this objective. The problem is that we lack the resources to address our housing needs. Neither the City of 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 -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- 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 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 307 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 201 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 106 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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	580,000	
b) Public Housing Capital Fund	536,800	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,600,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	85,000	
h) Community Development Block Grant	1,587,000	Downtown Redevelopment, Housing Rehab; social services
i) HOME	420,000	DPA, Single Family Rehab.
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PH Operating Reserve	750,000	PH Operations
PH Replacement Reserve	300,000	Affordable Housing Construction
3. Public Housing Dwelling Rental Income	680,000	PH Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Investment Income	10,000	PH Operations
Misc.	25,000	PH Operations
4. Non-federal sources (list below)		
Total resources	8,573,800	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (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 the 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. at

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. Incometargeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission 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 expense due to unnecessary transfers. Also, home ownership 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 subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability. Families already receiving housing assistance cannot claim this preference.
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction. Families already receiving housing assistance cannot claim this preference.

Those enrolled currently in educational, training, or upward mobility programs. Families already receiving housing assistance cannot claim this preference.

Household that contribute to meeting income goals (broad range of incomes)

Household that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of 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) Need to revise to include "with the exception of families already receiving PH assistance"

Working families and those unable to work because of age or disability. Families already receiving housing assistance cannot claim this preference.

Ranking #3

Veterans and veterans' families

Residents who live and/or work in the jurisdiction. Families already receiving housing assistance cannot claim this preference. **Ranking # 2**

Those enrolled currently in educational, training, or upward mobility programs

Household that contribute to meeting income goals (broad range of incomes)

Household that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of 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

			step5903.2(c) (1)(v)
AZ028009	90	Thecovereddevelopmentis participatinginourPublicHousing 5hHomeownershipProgramandisa scatteredsite development.	Establisheda preferencefor admissionof workingfamilies.
AZ028011	25	Thecovereddevelopmentisa scatteredsite development.	Skippingafamily onthewaitinglist toreachanother familyinaneffort tofurtherthegoals ofdeconcentration.

B. Section 8

Exemptions: PHA 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 assistance program (vouchers, and until completely merged into the voucher program, certificates).** -based section 8

(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 these 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 of families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability. Families already receiving housing assistance cannot claim this preference.
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction. Families already receiving housing assistance cannot claim this preference.
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of 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. Families already receiving housing assistance cannot claim this preference.
Ranking #3
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction. Families already receiving housing assistance cannot claim this preference.
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 purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

f. Rentre -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.)

- The 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 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>DEVELOPMENTS</i>	<i>FLAT RENTS</i>
----------------------------	--------------------------

Conventional and Kingston Arms	
One Bedroom	\$300.00
Two Bedroom	\$350.00
Three Bedroom	\$400.00
Four Bedroom	\$450.00
Five Bedroom	\$500.00
Scattered Sites	
Two Bedroom	\$634.00
Three Bedroom	\$882.00
Four Bedroom	\$1,039.00
Five Bedroom	\$1,195.00

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 repayment standards re-evaluated 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 rate of assisted families
- Rent burden 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	307	85
Section 8 Vouchers	459	49
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	53	24

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

[24 CFR 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 24 CFR 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 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (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 at 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 here)

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment

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

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

Demolition/Disposition Activity Description
1a. Development name: 130 North Hamilton Casa De Esperanza
1b. Development (project) number: AZP 04028002

2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (06/30/04)
5. Number of units affected: 16
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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 Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Kingston Arms

1b. Development (project) number: 04028001	
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (1972)	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 37	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?

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

B. 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

DevelopmentName	NumberofUnits

Conversionofthepublichousingdevelopmentswillnotbeappropriatebecausewe
concludethattheconversionwill :

- 1) Adverselyaffecttheavailabilityofaffordablehousinginthecommunity.Our
currentmarketareahasfewmarketunitsatareaffordablefortheSection8
program.
- 2) Notprincipallybenefittheresidentsofthepublichousingdevelopmentto
beconvertedandthecommunitybecausethecreditbackgroundofoureexisting
publichousingresidentsarepoor.Thefamilieswouldexperienceanextreme
difficultylocatinghomesatarenotconcentratedindistressed
neighborhoods.

E.IfthePHAhasnotcompletedtheRequiredInitialAssessment,describethe
statusoftheseassessments:

**C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof
1937**

11.HomeownershipProgramsAdministeredbythePHA [24CFRPart
903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms
administeredbythePHAunderanapprovedsection5(h)
homeownershipprogram(42U.S.C.1437c(h)),oranapproved
HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor
plantoapplytoadministeranyhomeownershipprogramsunder
section5(h),theHOPEIprogram,orsection32oftheU.S.
HousingActof 1937(42U.S.C.1437z -4).(If“No”,skipto

component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Sites	
1b. Development (project) number: AZ0P04028009	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
<u>09/02/1997</u> Approved by local HUD office, 02/1999 Implementation Agreement received. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>02/17/2002</u>	

5. Number of units affected: 26	Number of units affected: 26
6. Coverage of action: (select one)	Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development	<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. 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:

Preference will be given to Family Self Sufficiency program participants. Participants will be required to attend an eight (8) hour pre-purchase homeownership counseling workshop. Participant will be required to have \$500 to \$1000 out-of-pocket funds toward the purchase of the home. The amount will be figured

on a sliding scale based on the Housing Assistance Payment or other type of loan conditions.

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 03/15/2001

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 12/20/2001)
Public Housing	12	12
Section 8	40	37

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are

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 now waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA 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, 210 North McQueen, 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 -risk 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) 1 30 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 crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below) Established the housing Officer Program in 1988.

2. Which developments are most affected? (list below) 1 30 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 FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the ePHDEP 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)] Attachment G – Pet Policy (azav02)

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

[24 CFR 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 as Attachment (Filename) Attachment E.
- Provided below: A request was made by a member of the RAB to add the hours of 9:00 A.M. to 9:00 P.M. as quiet hours for the Public Housing family site developments in the lease.

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 a supporting document of the Annual Plan:
- Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Chandler)

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)

Increase the availability of decent, safe, and affordable housing.

#1 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.

#2 Increase assisted housing choices

Objectives:

- Conduct outreach effort to stop potential voucher landlords
- Increase voucher payment standards
- Implement public housing or other homeownership programs:
- Provide briefings encompassing portability and information.

Improve community quality of life and economic vitality

#1 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)

Promote self -sufficiency and asset development of families and individuals

#1 Promote self -sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract support services to improve assistances recipients' employability:

Ensure Equal Opportunity in Housing for all Americans

#1 Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertakeaffirmativemeasurestoensureaccesstoassistedhousingregardless ofrace,color, religionnationalorigin,sex,familialstatus,anddisability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironmentfor familieslivinginassistedhousing,regardless ofrace,color,religionnational origin,sex,familialstatus,and disability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersonswith allvarietiesofdisabilitiesregardless ofunitsizerequired:

Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHA Planwiththefollowing actionsandcommitments:(describebelow)

- A.Providehomeownershipopportunitiestofirst -timehomebuyers,particularlyfor moderateincomefamilieswithchildren;
- B.Promotesupportiveservicesandfacilitiesforfrailelderly, disabledpersons,low incomefamilies(homeowners),orotherpersonswithspecialneeds;
- C.Promoteandparticipateinaregionalcontinuumofcaresystemthatwilleffectively transitionpersonswhoarehomelesstoappropriatepermanenthousingsettings; and,
- D.Providehousingrehabilitationassistancebenefitinglowandmoderateincome homeownersandfocusingonselectedneighborhoodsundergoingrevitalization.
- E.ProvideassistancetoallpotentialcivilrightscomplaintsthroughtheFairHousing Hotline.
- F.Providetechnicalassistancetoanyminorityandwomenownedbusinessingetting throughthebidprocessthatcompetesforfederallyfundedprojects.
- G.Continuetoprovidefairhousingoutreach.

D.OtherInformationRequiredbyHUD

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 – Recommendations of Resident Advisory Board or Boards
- Attachment F – FY2002 Capital Fund Program Annual Statement
- Attachment G – Pet Policy (azav02)
- Attachment H – FY2002 Capital Fund Program 5 – Year Action Plan
- Attachment I – PHA Management Organizational Chart

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

Resident Commissioner Mr. Gabriel Terry

Chairman [BoydDunn](#)

ViceChairman [LowellHuggins](#)

Commissioner [PhillWestbrooks](#)

Commissioner [PattiBruno](#)

Commissioner [DeanAnderson](#)

Commissioner [BobCaccamo](#)

Commissioner [DonnaWallace](#)

Method of Selection:

The Mayor, subject to the approval of the Chandler City Council appoints the resident commission member. The expiration of the resident commissioner appointment is May 01, 2006.

ATTACHMENT C

Membership of the Resident Advisory Board

BrandieColeman RodneyColeman	210NorthMcQueenApt.7
MillieBegin	127NorthKingstonApt.37
LauriePreston	210NorthMcQueenApt.26
AngelaHougart	587NorthApache85224
ScottRedman	383NorthChippewaPlace85224
MyatWin	319W.Nopal85225
RhondaGalloway ChrisGalloway	130NorthHamiltonA pt.1

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

Development Name	Number of Units Under ACC	Number of Occupied Units	Number of Units Occupied by Very Poor Families	% Occupied by Very Poor Families

% 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

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:

A request was made by a member of the RAB to add the hours of 9:00 A.M. to 9:00 P.M. as quiet hours for the Public Housing family site developments in the lease.

THE MANNER IN WHICH THE PHA ADDRESSED THE RECOMMENDATIONS:

The current lease states that a resident may not (to paraphrase) disturb the peaceful enjoyment of their neighbors. While adding an additional section on quiet hours may seem like a good idea, it is not practicable or enforceable. Quiet is a relative term that would have to be defined (likely in feet and disable level), and 12 hours of "quiet" is not practicable at a family complex. If there is a specific noise problem, staff may be able to discuss it and address it in a different manner, signage or education.

ATTACHMENT F

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: City of Chandler, Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No: AZ20P02850103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003-2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	\$10,000.00			
3	1408 Management Improvements Soft Costs	\$89,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$50,020.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$45,000.00			
10	1460 Dwelling Structures	\$211,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$14,180.00			
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	\$50,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$1,000.00			
19	1502 Contingency	\$10,000.00			
20	Amount of Annual Grant: (sum of lines 1 - 19)	\$500,200.00			
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Chandler, Housing & Redevelopment Division	Grant Type and Number Capital Fund Program Grant No: AZ20P02850103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003-2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line 20 Related to Security --Soft Costs	\$1,000	.00		
	Amount of Line 20 related to Security --Hard Costs	\$30,000.00			
	Amount of line 20 Related to Energy Conservation Measures	\$2,100.00			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: City of Chandler, Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No: AZ20P02850103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003-2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
PHAa.	Youth Programs		1408	1 Person	\$ 60,000.00			
WIDEb.	After School Programs		1408	Misc.	\$1,000.00			
MGMT.c.	FSS Caseworker		1408	1 Person	\$28,000.00			
PHA	Maintenance Vehicle		1475	1 Vehicle	\$30,000.00			
WIDE								
PHA	Salary & Benefits		1410	1 Person	\$48,020.00			
WIDE	Supplies & Training		1410	Misc.	\$2,000.00			
ADMIN.								
	Development		1499		\$1,000.00			
	Operations		1406		\$10,000.00			
	Contingency		1502		\$10,000.00			
	SubTotal				\$190,020.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: City of Chandler		Grant Type and Number Capital Fund Program No: AZ20P02850103 Replacement Housing Factor No:				Federal FY of Grant: 2003-2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Youth Programs	6/30/05			6/30/07			
After School Programs	6/30/05			6/30/07			
FSS Caseworker	6/30/05			6/30/07			
Maintenance Vehicle	6/30/05			6/30/07			
Salary & Benefits	6/30/05			6/30/07			
Supplies & Training	6/30/05			6/30/07			
Development	6/30/05			6/30/07			
Operations	6/30/05			6/30/07			
Contingency	6/30/05			6/30/07			
AZ28-1							
Water Shut-off Valves	6/30/05			6/30/07			
Landscape & Sign Light	6/30/05			6/30/07			
Paint Block Walls	6/30/05			6/30/07			
A&E Fees	6/30/05			6/30/07			
Tubs & Shower Surround	6/30/05			6/30/07			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: CityofChandler		GrantTypeandNumber CapitalFundProgramNo: AZ20P02850103 ReplacementHousingFactorNo:			FederalFYofGrant: 2003-2004		
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
AZ28-2							
SecurityFencing	6/30/05			6/30/07			
WaterShut-offVales	6/30/05			6/30/07			
A&EFees	6/30/05			6/30/07			
KitchenCabinetReplace	6/30/05			6/30/07			
SidewalkReplacement	6/30/05			6/30/07			
PaintBlockWalls	6/30/05			6/30/07			
Landscape	6/30/05			6/30/07			
Tubs&ShowerSurround	6/30/05			6/30/07			
ReplaceClosetDoors	6/30/05			6/30/07			
SecurityCameras	6/30/05			6/30/07			

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandC apitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartIII:ImplementationSchedule					
PHAName: CityofChandler		GrantTypeandNumber CapitalFundProgramNo: AZ20P02850103 ReplacementHousingFactorNo:		FederalFYof Grant: 2003-2004	

DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
AZ28-3							
WaterShut -offValves	6/30/05			6/30/07			
A&EFees	6/30/05			6/30/07			
KitchenCabinetReplace	6/30/05			6/30/07			
SidewalkReplacement	6/30/05			6/30/07			
PaintBlockWalls	6/30/05			6/30/07			
Landscape	6/30/05			6/30/07			
Tub&ShowerSurround	6/30/05			6/30/07			
ReplaceClosetDoors	6/30/05			6/30/07			
SecurityCameras	6/30/05			6/30/07			
RangeReplacement	6/30/05			6/30/07			

AnnualStatement/PerformanceandEvaluationReport			
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)			
PartIII:ImplementationSchedule			
PHAName: CityofChandler		GrantTypeandNumber CapitalFundProgramNo: AZ20P02850103 ReplacementHousingFactorNo:	
		FederalFYofGrant: 2003-2004	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)	ReasonsforRevisedTargetDates

	Original	Revised	Actual	Original	Revised	Actual	
AZ28-9							
RoofReplacement	6/30/05			6/30/07			
GateReplacement	6/30/05			6/30/07			
ExteriorPainting	6/30/05			6/30/07			
SewerLineReplacement	6/30/05			6/30/07			
HeatPumpReplacement	6/30/05			6/30/07			
Tub&ShowerSurround	6/30/05			6/30/07			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAN Name: City of Chandler			Grant Type and Number Capital Fund Program No: AZ20P02850103 Replacement Housing Factor No:			Federal FY of Grant: 2003-2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AZ28-11							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: City of Chandler	Grant Type and Number Capital Fund Program No: AZ20P02850103 Replacement Housing Factor No:	Federal FY of Grant: 2003-2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Exterior Painting	6/30/05			6/30/07			

ATTACHMENT H

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

Name of Chandler		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004-2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2005-2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2006-2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2006-2007 PHA FY:
	Annual Statement				
8-1		\$ 25,800.00	\$ 222,000.00	\$ 19,700.00	\$ 36,000.00
8-2		\$ 246,600.00	\$ 148,000.00	\$ 238,000.00	\$ 217,000.00
8-3		\$ 240,600.00	\$ 135,000.00	\$ 275,000.00	\$ 220,000.00
8-9		\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
8-11		\$ 40,000.00	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00
WIDE MGMT		\$ 117,000.00	\$ 124,000.00	\$ 120,000.00	\$ 206,000.00
WIDE ADMIN		\$ 58,000.00	\$ 58,000.00	\$ 58,000.00	\$ 59,000.00
OPERATIONS		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
DEVELOPMENT		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
ACQUISITION			\$ 100,000.00		
Total CFP Funds (.)		\$ 814,000.00	\$ 913,000.00	\$ 836,700.00	\$ 879,000.00
Total Replacement Missing Factors					

**Capital Fund Program Five-Year Action Plan
 Attachment II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004-2005 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2005-2006 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-2 CASA DEL SOL/CASA DE ESPARANZA			AZ28-2 CASA DEL SOL/CASA DE ESPARANZA		
Annual						
Replacement	Restripe Parking lots	2 Sites	\$ 3,000	Replace Kitchen Cabinets	1 Site	\$ 40,000
	Replace Kitchen Cabinets	1 Site	\$ 55,000	Replace Chain Link Fence	1 Site	\$ 10,000
	New Security Wall	1 Site	\$100,000	Paint Perimeter Block Walls	1 Site	\$ 2,000
	Replace Closet Doors	1 Site	\$ 41,000	Reseal & Restripe Basketball Courts	2 Sites	\$ 6,000
	Replace Ranges	2 Sites	\$ 27,600	Playground Shade Canopies	2 Sites	\$ 20,000
	Demolition	2 Buildings	\$ 20,000	Landscape Improvements	2 Sites	\$ 10,000
				Storage Buildings	2 Each	\$ 10,000
				Block walls	1 Site	\$ 50,000
	Sub Total		\$246,600	Sub Total		\$148,000

**Capital Fund Program Five-Year Action Plan
 Attachment II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004-2005 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2005-2006 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-11 SCATTERED SITES			AZ28-11 SCATTERED SITES		
Annual						
Element	Exterior Painting	5 Houses	\$ 15,000	Exterior Painting	5 Houses	\$ 15,000
	Security Alarms	25 Houses	\$ 25,000			
	Sub Total		\$ 40,000	Sub Total		\$ 15,000

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>2</u> FFY Grant: 2004-2005 PHA FY:				Activities for Year: <u>3</u> FFY Grant: 2005-2006 PHA FY:		
General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost	
PHA WIDE MANAGEMENT			PHA WIDE MANAGEMENT			
Maintenance Vehicle	1 Truck	\$ 31,000	Maintenance Vehicle	1 Truck	\$ 32,000	
Youth Program	1 Person	\$ 55,000	Youth Program	1 Person	\$ 56,000	
Family Self Sufficiency Coordinator	1 Person	\$ 30,000	Family Self Sufficiency Coordinator	1 Person	\$ 31,000	
After School Program	Misc.	\$ 1,000	After School Program	Misc.	\$ 1,000	
			Computer	1 Computer	\$ 4,000	
	Sub Total	\$117,000		Sub Total	\$124,000	
PHA WIDE ADMINISTRATIVE			PHA WIDE ADMINISTRATIVE			
Capital Fund Program Salary & Supplies	1 Person	\$ 58,000	Capital Fund Program Salary & Supplies	1 Person	\$ 58,000	
	Sub Total	\$ 58,000		Sub Total	\$ 58,000	
Operations		\$ 10,000	Operations		\$ 10,000	
Development		\$ 1,000	Development		\$ 1,000	
			Acquisitions		\$100,000	
	Sub Total	\$ 11,000		Sub Total	\$111,000	

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u>			Activities for Year: <u>5</u>		
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for ear 1	FFY Grant: 2004-2005 PHA FY:			FFY Grant: 2005-2006 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	PHA WIDE MANAGEMENT			PHA WIDE MANAGEMENT		
Annual						
ement	Maintenance Vehicle	1 Truck	\$ 31,000	Grant Coordinator Vehicle	1 Truck	\$ 15,000
	Youth Program	1 Person	\$ 57,000	Youth Program	1 Person	\$ 58,000
	Family Self Sufficiency Coordinator	1 Person	\$ 31,000	Family Self Sufficiency Coordinator	1 Person	\$ 32,000
	After School Program	Misc.	\$ 1,000	After School Program	Misc.	\$ 1,000
				Maintenance Bldg. & Modifications	1 Building	\$100,000
		Sub Total	\$120,000		Sub Total	\$206,000
	PHA WIDE ADMINISTRATIVE			PHA WIDE ADMINISTRATIVE		
	Capital Fund Program Salary & Supplies	1 Person	\$ 58,000	Capital Fund Program Salary & Supplies	1 Person	\$ 59,000
		Sub Total	\$ 58,000		Sub Total	\$ 59,000
	Operations		\$ 10,000	Operations		\$ 10,000
	Development		\$ 1,000	Development		\$ 1,000
		Sub Total	\$ 11,000		Sub Total	\$ 11,000

PLANNING&DEVELOPMENT -HOUSING&REDEVELOPMENT

ATTACHMENT I

COSTCENTER4650

