OMB Approval No: 2577-0226
(exp. 02/28/2006)

The City of Chandler Housing and Redevelopment Division

PHA Plans

Annual Plan for Fiscal Year 2005

Chandler Arizona

Where Values Make The Difference

April 2005

Chandler Arizona
Where Values Make The Difference

April 18, 2005

Ms. Pat Lindquist
Phoenix HUD Office, 9EPH
1 North Central Avenue, Suite 600
Phoenix, AZ 85004

Dear Ms. Lindquist:

Enclosed is our City of Chandler Housing and Redevelopment's Annual Plan for the fiscal year 2005. The submission of the Annual Plan is in accordance with Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 and notice PIH 2003-21 (HA) dated September 09, 2003.

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 Mrs. Lorraine Trow, 480-782-3211.

Cordially,

Kurt Knutson
Housing and Redevelopment Manager

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P.O. Box 4008
Chandler, AZ 85244-4008

Housing and Redevelopment Division
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Chandler, AZ 85225

The Arizona relay Service provides free 24 hour telephone access for the deaf, hard of hearing, deaf-bind, and hearing or speech impaired.1-800-367-8939 (TTY) * 1-800-842-4681 (Voice)

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

PHA Plans

Annual Plan for Fiscal Year 2005

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

PHA Plan
Agency Identification

PHA Name: City of Chandler Housing and Redevelopment Division

PHA Number: AZ028

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

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)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

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

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission. The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- We have adopted three local preferences. They are as follows: For applicants who live and/or work in the jurisdiction, those who are currently enrolled in employment, training program, attending school on a full- time basis, currently working 20 hours a week (this preference is automatically extended equally to all elderly families and persons with disabilities and all families whose head or spouse are receiving income based on their inability to work). In addition, families already receiving housing assistance cannot claim these preferences. Lastly, applicants displaced by the City of Chandler 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.
- We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 program, we are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements.
- We have implemented a deconcentration policy.
- Applicants will be selected from the waiting list by preference and in order of date and time they applied and to meet statutory requirements.
- Federal regulations also require all Public Housing Authorities target 40% if all new admissions and 75% of all new Section 8 program admissions to families at or below 30% of median income.
- We have established a minimum rent of $50.
- We have established flat rents for all of our developments.
- Our payment standards for the Housing Choice Vouchers are within the basic range of 90 to 110%

In summary, we are on course to improve the condition of affordable housing in the City of Chandler Housing and Redevelopment Division.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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 file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration ***Attachment A***
- ☒ FY 2005 Capital Fund Program Annual Statement Template's Table Library
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Description of implementation of community service requirements ***Attachment B***
- ☒ Pet Policy ***Attachment C***
- ☒ Resident Membership of the PHA Governing Board ***Attachment D***
- ☒ Membership of the Resident Advisory Board ***Attachment E***

Optional Attachments:

☒ Definition of Substantial Deviation and Significant Amendment ***Attachment F***
☒ Progress Report on Five Year Plan ***Attachment G***
☒ PHA Management Organizational Chart ***Attachment H***
☒ FY 2005 Capital Fund Program 5 Year Action Plan ***Attachment I***
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
x	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
x	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) 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)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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
Race/Ethnicity							
White	136,296	U/A	U/A	U/A	U/A	U/A	U/A
Black/African Am	6,151	U/A	U/A	U/A	U/A	U/A	U/A
American Indian	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
Pacific Islander	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
White alone, not Hispanic or Latino	121,168	U/A	U/A	U/A	U/A	U/A	U/A
Some other race	18,993	U/A	U/A	U/A	U/A	U/A	U/A
Two or more 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 Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	733		559
Extremely low income <=30% AMI	450	61%	
Very low income (>30% but <=50% AMI)	258	35%	
Low income (>50% but <80% AMI)	22	3%	
Families with children	60	8%	
Elderly families	44	60%	
Families with Disabilities	80	11%	
Race/ethnicity (White)	439	60%	
Race/ethnicity (Black)	255	35%	
Race/ethnicity (Indian/Alaskan)	28	4%	

Housing Needs of Families on the Waiting List			
Race/ethnicity Asian/Pacific	11	2%	
Race/ethnicity Hispanic	236	32%	
Race/ethnicity Non-Hispanic	497	68%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

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

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

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

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	1,894		525
Extremely low income <=30% AMI	753	40%	
Very low income (>30% but <=50% AMI)	182	10%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	26	1%	
Families with children	32	2%	
Elderly families	162	9%	
Families with Disabilities	172	9%	
Race/ethnicity (White)	1362	72%	
Race/ethnicity (Black)	439	23%	
Race/ethnicity (Indian/Alaskan)	66	4%	
Race/ethnicity Asian/Pacific	27	1%	
Race/ethnicity Hispanic	621	33%	
Race/ethnicity Non-Hispanic	1274	67%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	533	28%	39
2 BR	961	51%	24
3 BR	334	18%	365
4 BR	52	3%	12
5 BR	14	.7%	15
5+ BR	0		

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

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 waiting list. 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.

While we wish we could meet all the needs that exist in our jurisdiction, we are not optimistic about achieving this lofty goal. Conversely, we are struggling to maintain our existing level of service due to continued cuts in the HUD budgets at the federal level**.** 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 and plan to look at entrepreneurial opportunities. 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 finance 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). The City of Chandler will:

1. Develop and implement a Section 8 Homeownership program.

2. Explore the possibility of creating additional dwelling units on various public housing sites. Two sites have been identified that could allow for increased densities. They are:
Casa Bonita 73 South Hamilton Street and,
Casa De Rosas 660 South Palm Lane

3. Access and evaluate non-federal sources of grants and loans to develop affordable housing.

4. Investigate and possibly manage City owned temporary housing as a short term affordable housing resource.

5. Acquire additional property (improved or otherwise) for future development potential.

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 vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ 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 303 Public Housing units. The Public Housing programs provide opportunities for low-income families and elderly household to rent federally subsidized housing for 30% of their monthly-adjusted gross income. The housing inventory is divided into traditional conventional housing, elderly 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 200 conventional units. The elderly housing is currently composed of 37 apartments located in the City of Chandler. These apartments house individuals who are 62 years or older. The Scattered Sites housing is currently composed of 103 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

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2005 grants)**		
1. Public Housing Operating Fund	585,000	
2. Public Housing Capital Fund	493,000	
a) HOPE VI Revitalization		
b) HOPE VI Demolition		
c) Annual Contributions for Section 8 Tenant-Based Assistance	$4,000,000	
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
e) Resident Opportunity and Self-Sufficiency Grants		
f) Community Development Block Grant	1,600,000	
g) HOME	480,000	
Other Federal Grants (list below)		
ADDI	$ 40,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
ROSS Grant	$35,000	
PH Operating Reserve	$400,000	
PH Replacement Reserve	$846,000	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
3. Public Housing Dwelling Rental Income	$640,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
Investment income	$15,000	
Misc.	$25,000	
Total resources	9,159,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (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.

1. The first is the "initial" application for admission (referred to as a preapplication). This first phase is to determine the family's eligibility for, and placement on, the waiting list. The preapplication will be dated, time-stamped, and referred to the PHA's office where tenant selection and assignment is processed.

2. The second phase is the "final determination of eligibility for admission" (referred as the full application). The full application takes place when the family reaches the top of the waiting list. At this time, the PHA ensures that verification of all HUD and PHA eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit.

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) All applicants must demonstrate through an assessment of current and past behavior the ability:

to care for and avoid damaging the unit and common areas;

to use facilities, appliances and equipment in a reasonable way;

to create no health or safety hazards, and to report maintenance needs in a timely manner;

not to interfere with the rights and peaceful enjoyment of others and to avoid damaging the property of others;

not to contain a household member subject to lifetime sex offender registration requirement under a State Sex offender registration program;

to comply with necessary and reasonable rules and program requirements of HUD and the PHA; and,

to comply with local health and safety codes.

We complete a home visit at the current residence of all applicants to determine their housekeeping habits.

Any member of the family that has been evicted from or abandoned federally assisted housing in the last five years will not be allowed to participate.

The family must be in good standing regarding any current payment agreement made with another PHA for a previous debt incurred, before this PHA will allow participation in its Public Housing program.

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? This information will be included in the FBI criminal records.
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 plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers 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) A family may request and may be approved to transfer for valid and certifiable reasons such as enabling the family to:

Live closer to a place of employment; or

Live closer to a relative who will care for children of a working parent; or

Live closer to a required medical treatment center; or

Live in areas providing more opportunity for economic self-sufficiency; or

Move into a lower income public housing development (for a higher-income family); or

The PHA will always consider a request to transfer as a reasonable accommodation for a person with a disability.

c. Preferences

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

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

Former Federal preferences:

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence

☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ 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)

Living or working in City of Chandler: Applicant must be contributing toward household expenses or must be physically employed by an employer within the City of Chandler. Families already receiving housing assistance cannot claim this preference.

Applicants with an adult family member enrolled in an employment training program or currently working (20) hours a week, or attending school on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work. Families already receiving housing assistance cannot claim this preference.

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

Date and Time

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

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

1. **Displaced person(s): Individuals or families displaced by local 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.**

2. **Living or working in City of Chandler: Applicant must be contributing toward household expenses or must be physically employed by an employer within the City of Chandler. Families already receiving housing assistance cannot claim this preference.**

3. **Applicants with an adult family member enrolled in a employment training program or currently working (20) hours a week, or attending school on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work. Families already receiving housing assistance cannot claim this preference.**

4. **All other applicants who do not meet the definitions in the other preference categories.**

Based on the above preferences, all families in preference 1 will be offered housing before any families in preference 2, and preference 2 families will be offered housing before any families in preference 3, and so forth.

The date and time of application will be utilized to determine the sequence within the above-prescribed preferences.

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) The Annual Plan, attend the monthly Resident Council meetings, and 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

☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

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

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: Projects 002, 009 and 011

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☒ Other (list policies and developments targeted below) Projects 002, 009 and 011

The PHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

Skipping a family on the waiting list or transfer list to reach another family in an effort to further the goals of the PHA's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list [or transfer list] with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list [or transfer list] with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list [or transfer list] with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list [or transfer list] in preference order regardless of income.

The PHA shall establish a preference for admission of working families in covered developments below the EIR.

The PHA may offer any of the following incentives to families with incomes above the EIR willing to move into a development with average income below the EIR and/or to families with incomes below the EIR willing to move into a development with average income above the EIR:

The PHA may waive the security deposit.

The PHA may pay for utility hookup(s).

The PHA may allow occupancy standards of one child per bedroom.

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below: Project 002

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

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below: Project 009 and 011

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☐ Criminal or drug-related activity only to the extent required by law or regulation
☒ Criminal and drug-related activity, more extensively than required by law or regulation
☒ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below) A family will not be admitted to the program if any member of the family has been evicted from federally assisted housing for serious violation of the lease within the past 5 years.

The family must not have violated any family obligation during a previous participation in the Section 8 program for 5 years prior to final eligibility determination. The PHA will make an exception, if the family member who violated the family obligation is not a current member of the household on the application.

The family must be in good standing regarding any current payment agreement made with another PHA for a previous debt incurred, before this PHA will allow participation in its Section 8 program.

The PHA will check criminal history for all adults in the household to determine whether any member of the family has violated any of the prohibited behaviors as referenced in the section on screening and terminations policy in the "Denial or Termination of Assistance" chapter of our Administrative Plan.

If any applicant deliberately misrepresents the information on which eligibility or tenant rent is established, the PHA may deny assistance and may refer the family file/record to the proper authorities for appropriate disposition. (See Program Integrity Addendum in our Administrative Plan).

The PHA may check with the State sex offender registration program and will ban for life any individual who is registered as a lifetime sex offender.

Any member of the family has been evicted from or abandoned federally assisted housing in the last five years.

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) In accordance with HUD requirements, the PHA will furnish prospective owners with the family's current address as shown in the PHA's records and, if known to the PHA, the name and address of the landlord at the family's current and prior address. The PHA will make an exception to this requirement if the family's whereabouts must be protected due to domestic abuse or witness protection.

The PHA will furnish prospective owners with information about the family's rental history, or any history of drug trafficking upon written request from the landlord.

The PHA will provide the following information, based on documentation in its possession:

* Eviction history

* Damage to rental units

* Drug trafficking by family members

The information will be provided for the last **3** years.

(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: The PHA will extend the term up to 60 days from the beginning of the initial term in 30 day increments if the family needs and request an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability. If the family needs an extension in excess of 60 days, the PHA will extend the voucher term for the amount of time reasonably required for said reasonable accommodation.

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 sixty- (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 part of the required verification.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Living or working in City of Chandler: Applicant must be contributing toward household expenses or must be physically employed by an employer within the City of Chandler. Families already receiving housing assistance cannot claim this preference.

Applicants with an adult family member enrolled in a employment training program or currently working (20) hours a week, or attending school on a full-time basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work. Families already receiving housing assistance cannot claim this preference.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1. Displaced person(s): Individuals or families displaced by local 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.

2. Living or working in City of Chandler: Applicant must be contributing toward household expenses or must be physically employed by an employer within the City of Chandler. Families already receiving housing assistance cannot claim this preference.

3. Applicants with an adult family member enrolled in a employment training program or currently working (20) hours a week, or attending school on a full-time basis. This

preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work. Families already receiving housing assistance cannot claim this preference.

4. All other applicants who do not meet the definitions in the other preference categories.

Based on the above preferences, all families in preference 1 will be offered housing before any families in preference 2, and preference 2 families will be offered housing before any families in preference 3, and so forth.

The date and time of application will be utilized to determine the sequence within the above-prescribed preferences.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

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

☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(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**:**

PHA Procedures for Notification to Families of Hardship Exemptions

The PHA will notify all participant families subject to a minimum rent of their right to request a minimum rent hardship exemption under the law.

The PHA notification will advise the family that hardship exemption determinations are subject to PHA grievance procedures.

The PHA will review all tenant requests for exemption from the minimum rent due to financial hardships.

Requests for minimum rent exception will be accepted by the PHA from the family in writing.

The PHA will request documentation as proof of financial hardship.

The PHA will use its standard verification procedures to verify circumstances which have resulted in financial hardship. Requests for minimum rent exception must include a statement of the family hardship that qualify the family for an exception.

Exemptions to Minimum Rent

The PHA will immediately grant the minimum rent exemption to all families who request it.

The Minimum Rent will be suspended until the PHA determines whether the hardship is:

Covered by statute

Temporary or long term

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

HUD Criteria for Hardship Exemption

In order for a family to qualify for a hardship exemption the family's circumstances must fall into one of the following criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including:

Loss of employment

Death in the family

Other circumstances as determined by the PHA or HUD

PHA Policy Regarding Hardship Exemption

For purposes of providing the hardship exemption to minimum rent in a fair and consistent manner, the PHA has established policy regarding the above-mentioned HUD criteria.

"Loss of employment" is:

defined as being laid off or terminated through no fault of the employee. Loss of employment does not, for the purposes of exemption to minimum rent, include voluntarily quitting employment.

Temporary Hardship

If the PHA determines that the hardship is temporary (less than 90 days), a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90 day period commencing on the date of the family's request for exemption.

Repayment Agreements for Temporary Hardship

The PHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period.

The PHA's policies regarding repayment agreements are further discussed in the chapter entitled "Family Debts to the PHA."

Retroactive Determination

The PHA will reimburse the family for minimum rent charges that took effect after October 21, 1998 that qualified for one of the mandatory exemptions.

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

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

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

d. Which of the discretionary (optional) deductions and/or 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. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

☒ Other (list below)

Families must report all changes in household composition to the PHA between annual reexaminations. This includes additions due to birth, adoption and court-awarded custody. The family must obtain PHA approval prior to all other additions to the household.

Increases in Income to Be Reported

Families paying flat rent are not required to report any increases in income or assets.

Families must report all increases in income/assets of all household members to the PHA in writing within 10 calendar days of the occurrence.

Decreases in Income and Rent Adjustments

Residents may report a decrease in income and other changes, such as an increase in allowances or deductions that would reduce the amount of the total tenant payment.

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 Section 8 payment standards.

We have determined that the following flat rents will apply in our Public Housing developments.

DEVELOPMENTS	***FLAT RENTS***

Conventional and Kingston Arms	
One Bedroom	*$350.00*
Two Bedroom	*$400.00*
Three Bedroom	*$450.00*
Four Bedroom	*$500.00*
Five Bedroom	*$550.00*
Scattered Sites	
Two Bedroom	*$610*
Three Bedroom	*$ 780*
Four Bedroom	*$1,106*
Five Bedroom	*$1,278*

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
☒ $26-**$50**

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

Hardship Requests for an Exception to Minimum Rent

The PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. The following section states the PHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed. (24 CFR 5.630)

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

> The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
>
> The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

PHA Policy Regarding Hardship Exemption

For purposes of providing the hardship exemption to minimum rent in a fair and consistent manner, the PHA has established policy regarding the above-mentioned HUD criteria.

"Loss of employment" is:

defined as being laid off or terminated through no fault of the employee. Loss of employment does not, for the purposes of exemption to minimum rent, include voluntarily quitting employment.

PHA Notification to Families of Right to Hardship Exception

The PHA will notify all families subject to minimum rents of their right to request a minimum rent hardship exception. "Subject to minimum rent" means the minimum rent was the greatest figure in the calculation of the greatest of 30% of monthly adjusted income, 10% of monthly income, minimum rent or welfare rent.

If the minimum rent is the greatest figure in the calculation of Total Tenant Payment, PHA staff will include a copy of the notice regarding hardship request provided to the family in the family's file.

The PHA notification will advise families that hardship exception determinations are subject to PHA review and hearing procedures.

The PHA will review all family requests for exception from the minimum rent due to financial hardships.

All requests for minimum rent hardship exceptions are required to be in writing.
Requests for minimum rent exception will be accepted by the PHA from the family in writing.

The PHA will request documentation as proof of financial hardship.

The PHA will use its standard verification procedures to verify circumstances which have resulted in financial hardship. Requests for minimum rent exception must include a statement of the family hardship that qualify the family for an exception.

Suspension of Minimum Rent

The PHA will grant the minimum rent exception to all families who request it, effective the first of the following month.

The minimum rent will be suspended until the PHA determines whether the hardship is:

Covered by statute

Temporary or long term

"Suspension" means that the PHA must not use the minimum rent calculation until the PHA has made this decision.

During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly.

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

Temporary Hardship

If the PHA determines that the hardship is temporary, a minimum rent will not be imposed for a period of up to 90 days from the date of the family's request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension.

The PHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. (See "Owner and Family Debts to the PHA" chapter for Repayment agreement policy).

Long-Term Duration Hardships [24 CFR 5.616(c)(3)]

If the PHA determines that there is a qualifying long-term financial hardship, the PHA must exempt the family from the minimum rent requirements for as long as the hardship continues. The exemption from minimum rent shall apply from the first day of the month following the family's request for exemption.

Retroactive Determination

The PHA will reimburse the family for any minimum rent charges which took effect after October 21, 1998 that qualified for one of the mandatory exceptions.

If the family is owed a retroactive payment, the PHA will provide reimbursement in the form of a cash refund to the family.

The PHA's definition of a cash refund is a check made out to the family.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	303	72
Section 8 Vouchers	480	56
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Family Self Sufficiency	39	6

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*
- *Code of Professional Ethics and Standards of Conduct*

- *Customer Service Policy*
- *Community Space Policy*
- *Crime Free Reward Program*
- *Landscaping Policy for Scattered Sites*
- *Family Self Sufficiency Action Plan*
- *Grievance Policy*
- *Vehicle 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*
- *Code of Professional Ethics and Standards of Conduct*
- *Customer Service Policy*
- *Family Self Sufficiency Action Plan*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

☒ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here) The Table Library and the supporting pages are located at the end of the template.

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-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) The Table Library and the supporting pages are located at the end of the template.

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

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

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

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Casa De Esperanza 1b. Development (project) number: 04028002
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒ Not required Deminimis Exception for demolition.
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 2 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: When units are vacated b. Projected end date of activity: 3-5 months after vacancy.

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Kingston Arms 1b. Development (project) number: AZ028001
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (03/29/1971)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☒ Revision of a previously-approved Designation Plan?

6. Number of units affected: 37 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

PHA status. **PHAs completing streamlined submissions may skip to component 11B.)**

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ 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:

The Section 8 Home Ownership Program of Chandler Housing and Redevelopment Division ("CHRD") permits eligible participants in the Section 8 Housing Choice Voucher program, including participants with portable vouchers, the option of purchasing a home with their Section 8 assistance rather than renting. The CHRD program provides homeownership assistance for a family by providing a single down payment assistance grant.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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 (Flat Rents)
☐ Public housing admissions policies
☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Resident Opportunities Self-Sufficiency (ROSS)	51	Voluntary	Ross Office located at 127 North Kingston	Public Housing

(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: 02/25/2005)
Public Housing	8	8
Section 8	28	28

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

C. Welfare Benefit Reductions

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

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☒ Other: (list below) The PHA has a written cooperation agreement in place with the local welfare agency that assists the PHA in obtaining the necessary information regarding welfare sanctions.

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below) 130 North Hamilton, 210 North McQueen, 73 South Hamilton, 127 North Kingston and scattered sites

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

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

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below) We are very fortunate to have a dedicated police officer for housing. 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 officers 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. This report provides us a listing of all police calls for service from our housing sites. These reports are reviewed and appropriate and necessary action is taken.

All of these enforcement related actions are taken to improve the quality of life at our Housing sites and make the sites a good, safe place to live. We have seen a reduction in crimes in our housing sites because of the pro-active stance.

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

The activities listed above are for all of our developments.
130 North Hamilton, 210 North McQueen, 73 South Hamilton,
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)) We are very fortunate to have a dedicated police officer for housing. The program is called the Housing Officer Program. This program requires a cooperative enforcement between the Housing and Redevelopment division and the Police Department.

2. Which developments are most affected? (list below)
The activities listed above are for all of our developments.
130 North Hamilton, 210 North McQueen, 73 South Hamilton,
660 South Palm Lane, 127 North Kingston and scattered sites.

D. Additional information as required by PHDEP/PHDEP Plan

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

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ 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

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ 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 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

☐ Attached at Attachment (File name)
☒ Provided below:

- Want homeownership programs for Public Housing and Section 8 participants
- Want our authority to locate funding to continue to do FBI backgrounds for Section 8 applicants
- Eliminate Community Service Requirement for Public Housing because it is very difficult for individuals to find day care for their children with people they trust and they have no money to pay to a day care service

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

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

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

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

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)
☐ Other: (list below)

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

The City of Chandler Consolidated Plan supports our PHA plan with the following actions and commitments:

- Expand the supply of assisted housing
- Improve the quality of assisted housing
- Increase assisted housing choices
- Provide an improved living environment
- Ensure equal opportunity and affirmatively further fair housing

The City of Chandler encourages the Housing and Redevelopment Division to participate in the Community Development Block Grant (CDBG) program. The City of Chandler has funded in the past and it is likely to continue funding the following actions:

- Public Housing Recreation Program staff through the general fund and CDBG support of the staff and capital side
- Public Housing Capital Program. The City of Chandler assists in improving and modernizing the Public Housing stock with CDBG funds, city engineering, and management support.
- Support the development of affordable housing by providing funds to acquire property.
- Provide down payment assistance for first time homebuyers, which have increased the supply of affordable housing.

The City of Chandler provides office space at no cost to the Housing Division. Additionally, the city has integrated our division into the Planning and Zoning department. The Planning and Zoning department oversees the build out strategy for the City of Chandler and works with the Housing Division to refine the housing element of the plan.

The City of Chandler is considering developing in the future a social service section, which will help augment the self-sufficiency component of our existing Family Investment Center.

The City of Chandler developed a residential infill policy and made it available for the Housing Division to make use of to subsidize the cost of the development for affordable housing.

D. Other Information Required by HUD

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

Attachments

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

Attachment A - Admissions Policy for Deconcentration

Attachment B - Description of implementation of community service requirement

Attachment C - Pet Policy

Attachment D - Resident Membership of the PHA Governing Board

Attachment E - Membership of the Resident Advisory Board

Attachment F - Definition of Substantial Deviation and Significant Amendment

Attachment G - Progress Report on Five-Year Plan

Attachment H - PHA Management Organizational Chart

Attachment I - Capital Fund Program 5 year Action Plan

ATTACHMENT A

CITY OF CHANDLER
HOUSING AND REDEVELOPMENT DIVISION

ADMISSIONS & CONTINUED OCCUPANCY POLICY

L. DECONCENTRATION OF POVERTY AND INCOME-MIXING

The PHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the deconcentration policy relieves the PHA of the obligation to meet the income targeting requirement.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals

The PHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above the PHA's Established Income Range (EIR) to developments below the EIR, and families below the PHA's EIR to developments above the EIR.

Deconcentration Applicability

The PHA has covered developments (general occupancy, family developments) subject to the deconcentration requirement. These covered developments are described in the PHA Plan.

Project Designation Methodology

Annually, the PHA will determine on an annual basis the average income of all families residing in general occupancy developments

The PHA will then determine the average income of all families residing in each general occupancy development.

The PHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

> The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for general occupancy developments.

The PHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan.

> The PHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income families into lower income developments and vice versa); and

2. Local goals and strategies contained in the PHA Plan.

Deconcentration Policy

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the PHA shall list these covered developments in the PHA Annual Plan.

The PHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

Skipping a family on the waiting list or transfer list to reach another family in an effort to further the goals of the PHA's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list [or transfer list] with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list [or transfer list] with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list [or transfer list] with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list [or transfer list] in preference order regardless of income.

The PHA shall establish a preference for admission of working families in covered developments below the EIR.

The PHA may offer any of the following incentives to families with incomes above the EIR willing to move into a development with average income below the EIR and/or to families with incomes below the EIR willing to move into a development with average income above the EIR:

The PHA may waive the security deposit.

The PHA may pay for utility hookup(s).

The PHA may allow occupancy standards of one child per bedroom.

Deconcentration Compliance

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the PHA will be considered to be in compliance with the deconcentration requirement.

ATTACHMENT B

Chapter 16

COMMUNITY SERVICE

[24 CFR Part 960 Subpart F and 24 CFR 903.7(l)]

INTRODUCTION

IMPORTANT NOTICE

The community service requirement was suspended for Federal Fiscal Year 2002, for all developments except HOPE VI developments (Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriation Act, 2002, at Section 432). The requirement has been reinstated for Federal fiscal year 2003 (October 2003).

The Quality Housing and Work Responsibility Act of 1998 mandates PHAs to require that adults living in public housing comply with community service requirements.

A. REQUIREMENT

Except for any family member who is an exempt individual, each adult resident of public housing must:

Contribute 8 hours per month of community service (not including political activities) within the City of Chandler community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) in the City of Chandler for 8 hours per month; or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program) in the City of Chandler

B. EXEMPTIONS

The PHA shall provide an exemption from the community service requirement for any individual who:

1. Is 62 years of age or older;

2 (i). Is a blind or disabled individual, as defined under section 216[i][l] or 1614 of the Social Security Act, and who is unable to comply with this section, or

(ii) is a primary caretaker of such individual;

3. Is engaged in a **minimum of thirty (30) hours per week** work activity as defined in *section 407[d] of the Social Security Act;

4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

5. Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including

a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

**Section 407(d) of the Social Security Act defines "work activity" as:*

1. *Unsubsidized employment*
2. *Subsidized private-sector employment*
3. *Subsidized public-sector employment*
4. *Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment private sector employment is not available.*
5. *On-the job-training*
6. *Job-search and job-readiness assistance*
7. *community service programs*
8. *Vocational education training (not to exceed 12 months with respect to any individual)*
9. *Job-skills training directly related to employment in the case of a recipient who has received a high school diploma or a certificate of high school equivalency.*
10. *Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency.*
11. *Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalency, in the case of a recipient who has not completed secondary school or received such a certificate.*
12. *The provision of childcare service to an individual who is participating in a community service program.*

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

***In addition to the HUD definition above, the PHA definition includes any of the following:**

***Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.**

*** Other activities as approved by the PHA on a case-by-case basis.**

The PHA will give residents the greatest choice possible in identifying community service opportunities.

Eligible community service activities are: Work at local public or nonprofit institutions such as schools, after school program, child care center, hospital, clinics, nursing home, recreation center, senior center, homeless shelter, food bank or clothes closet, Boy and Girl scouts, Big Brother/Big Sisters, Community Clean-up, Meals on Wheels, work as an officer of the Resident Organization, member of Resident Advisory Committee and board member, Community or Tenant Watch program, caring for children of other residents so they may volunteer.

Ineligible activities are: Activities cannot include political activities nor be substituted for work ordinarily performed by PHA employees, or replace a job at any location where resident perform activities to satisfy the service requirements. Community service is not employment paid wages.

The PHA will consider a broad range of self-sufficiency opportunities.

D. ANNUAL DETERMINATIONS

For each public housing resident subject to the requirement of community service, the PHA shall, at least 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The PHA will verify compliance annually. If qualifying activities are administered by an organization other than the PHA, the PHA will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If the PHA determines that a resident subject to the community service requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance, and that:

> The determination of noncompliance is subject to the administrative grievance procedure under the PHA's Grievance Procedures; and
>
> Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and
>
> The PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the PHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.
>
> The head of household and the noncompliant adult must sign the agreement to cure.

Ineligibility for Occupancy for Noncompliance

The PHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. RESIDENT RESPONSIBILITY

Provide and cooperate with verification of exempt and nonexempt status.

Report any changes in status.

Contribute 8 hours per month for community service

Provide compliance information (the number of hours accomplished).

Comply to the family obligations under the lease.

G. PHA RESPONSIBILITY

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.

The resident is provide a written description of the service requirement and of the process for claiming status as an exempt person and for PHA verification of such status. The PHA must also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt persons.

The family is in compliance with the service requirements, and must verify such compliance annually at least thirty days before the end of the twelve month lease term. If qualifying activities are administered by an organization other than the PHA, the PHA shall obtain verification of family compliance from such third parties.

The PHA must retain reasonable documentation of service requirement performance or exemption in participant files.

G. PHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

*** The PHA's Community Service program is described in the PHA Plan.**

ATTACHMENT C

PET POLICY

The terms of this policy apply to the City of Chandler Housing and Redevelopment Division (COCHRD) Conventional Public Housing Program. This policy does not apply to animals that are used to assist, support or provide service to persons with disabilities, or to service animals that visit public housing developments.

A. Application for Pet Permit: Prior to housing any pet in a conventional housing unit, the resident shall apply to the COCHRD for a pet permit which shall be accompanied by the following:

1. Type and description of the animal.
2. **Evidence that the pet has been spayed or neutered, as applicable;**
3. **All inoculations and licenses required by State or local law; and**
4. **one color photograph of the pet.**

B. All residents with pets permitted to be kept under this Policy shall comply with the following rules:

5. A common household pet means a domesticated animal, such as a cat, dog (maximum adult weight: 20 pounds full grown), fish, and bird that are traditionally kept in the home for pleasure rather than for commercial purposes. The City of Chandler Housing and Redevelopment Division also permits a hamster, gerbil or turtle that are traditionally kept in the home for pleasure rather than for commercial purposes. The size of the aquarium may not exceed 10 gallons.

6. Only one pet, except fish, per household will be permitted.

7. Vicious, exotic, insects (e.g., ant farms) or arachnids (tarantulas) and/or intimidating pets will not be allowed.

8. All permitted pets shall remain inside the resident's unit.

9. Birds, hamsters, and gerbils must be confined to a cage at all times.

10. Residents shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of neighbors. The term "disturb, interfere and diminish" shall include but not be limited to chirping, biting, scratching, and other like activities.

    a. Complaints of disturbances or reactions of this nature shall constitute a violation of the lease and may result in the revocation of the pet permit, termination of the lease agreement, or both.

7. Residents are solely responsible for cleaning up permitted pet droppings inside the unit. All droppings will be cleaned up immediately. Droppings must be disposed of by being placed in a suitable covered trash container.

8. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

9. If the pet is left unattended for a period of twenty-four (24) hours or more, the COCHRD may authorize entrance to the dwelling unit, removal of the pet and transfer of the pet by proper authorities, subject to provision of Arizona law and local ordinances. The COCHRD accepts no responsibility for the animal under such circumstances.

10. Non-registered and/or visiting pets are not allowed.

11. Residents shall not alter their unit or unit area in order to create an enclosure for any pet.

12. Residents are responsible for all damages caused by their pets, including and not limited to the cost of cleaning of carpets and draperies and/or fumigation of units.

13. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the COCHRD.

14. All resident (except Kingston Arms) pet owners of a dog or cat are required to pay a refundable deposit of $100.00 and an additional nonrefundable sanitation fee of $150.00. Tenants shall pay the $250.00 deposit in full upon the issuance of the pet registration permit. No partial payments will be accepted Residents of Kingston Arms (127 North Kingston) will pay a refundable $250.00 deposit.

15. All resident pet owners (except Kingston Arms) are required to pay a non-refundable pet fee of $10.00 per month.

16. Should any pet housed in a COCHRD unit give birth, the resident shall remove from the premises all of said pets, within 24 hours of birth.

17. Resident pet owners are responsible for the safety and health of their pet during those scheduled occasions when the dwelling unit is being treated for control of pests.

18. In the event of the death of a pet, the resident shall properly and immediately remove and dispose of the remains. The remains shall not be placed in any container on the grounds of a COCHRD property or in a container on COCHRD grounds.

19. Residents must identify an alternate custodian for pets in the event of resident illness or absence from the dwelling unit. This identification of an alternate custodian must occur prior to the COCHRD issuing a pet registration permit.

C. The privilege of maintaining a pet in a unit owned and/or operated by the COCHRD shall be subject to the rules set
forth in paragraph B, above. This privilege may be revoked at any time, subject to the COCHRD Grievance Procedures, if the animal should become destructive, create a nuisance, represent a threat to the safety, health, quiet, enjoyment, and security of other residents, or create a problem in the area of cleanliness and sanitation. If the COCHRD determines, on the basis of objective facts, supported by written statements that a pet owner has violated a rule governing the owning or keeping of pets, the COCHRD may serve a Written Notice of Pet Rule Violation on the pet owner in accordance with this policy.

D. The COCHRD shall notify the pet owner if the COCHRD refuses to register a pet. The notice shall state the
basis for COCHRD's action and shall be served on the pet owner as required in Paragraph C of this regulation.

CERTIFICATION

I have a pet and I have received, read and understand the above policy provisions regarding the keeping of pets and agree to abide by those provisions.

TENANT: _____ DATE:_____

By: _____
Its: Housing Administrative Supervisor DATE:_____

I do <u>not</u> have a pet and the above policy provisions' regarding the keeping of pets does not apply to me.

TENANT: _____ DATE:_____

By: _____
Its: Housing Administrative Supervisor DATE:_____

PET PERMIT

Application for written permission to keep the following type pet in a dwelling unit operated under the City of Chandler Housing and Redevelopment Public Housing program is hereby made:

_____

Type and Description of Animal

Aquarium size _____gal.

I have attached the following:

- ❑ Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law,
- ❑ verification that the dog or cat has been spayed or neutered,
- ❑ verification that the pet owner has the licenses required by the State or local law,
- ❑ a color photograph of the pet and

Designated alternate pet custodian is:

Name: Phone:

_____

Name: Phone:

_____

I fully understand the rules and regulations regarding the privilege of keeping a pet and agree to abide by those rules and regulations.

TENANT: _____ DATE:_____

By: _____

Its: Housing Administrative Supervisor DATE:_____

ASSISTANCE ANIMAL POLICY

The terms of this policy apply to the City of Chandler Housing and Redevelopment Division (COCHRD) Conventional Public Housing Program. This policy does apply to animals that are used to assist, support or

form **HUD 50075** (03/2003)

provide service to persons with disabilities, or to service animals that visit public housing developments.

Assistance animals are a means to provide a reasonable accommodation for an individual with a disability, but a person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal. The City of Chandler Housing and Redevelopment Division is permitted to verify that the individual requesting the assistance animal is a person with a disability and that the animal is needed to assist with the disability. As with all other disability-related inquiries, the City of Chandler Housing and Redevelopment division will not ask about the nature or severity of the resident's disability.

A. Prior to housing any assistance animal in a conventional housing unit, the resident shall apply to the COCHRD permitfor a assistance animal permit which shall be accompanied by the following:

1. Type and description of animal;
2. **Evidence that the pet has been spayed or neutered, as applicable;**
3. **All inoculations and licenses required by State or local law; and**
4. **one color photograph of the assistance animal.**

B. All residents with an assistance animal permitted to be kept under this Policy shall comply with the following rules:

5. All permitted assistance animal shall remain inside the resident's unit.

6. Residents shall not permit their assistance animal to disturb, interfere or diminish the peaceful enjoyment of neighbors.

   a. Complaints of disturbances or reactions of this nature shall constitute a violation of the lease and may result in the revocation of the assistance animal permit, termination of the lease agreement, or both.

   In addition, the assistance animal permit may be revoked if:

   b. There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation.

   c. There is reliable objective evidence that the animal would cause substantial physical damage to the property of others,

   d. The presence of the assistance animal would pose an undue financial and administrative burden to the pet owner, or

   e. The presence of the assistance animal would fundamentally alter the nature of the pet owner's services.

3. Residents are solely responsible for cleaning up permitted assistance animal droppings inside the unit. All droppings will be cleaned up immediately. Droppings must be disposed of by being placed in a suitable covered trash container.

4. Residents shall take adequate precautions and measures necessary to eliminate assistance animal odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

5. If the assistance animal is left unattended for a period of twenty-four (24) hours or more, the COCHRD may authorize entrance to the dwelling unit, removal of the assistance

animal and transfer of the assistance animal by proper authorities, subject to provision of Arizona law and local ordinances. The COCHRD accepts no responsibility for the animal under such circumstances.

6. Residents shall not alter their unit or unit area in order to create an enclosure for any assistance animal.

7. Residents are responsible for all damages caused by their assistance animals, including and not limited to the cost of cleaning of carpets and draperies and/or fumigation of units.

8. Should any assistance animal housed in a COCHRD unit give birth, the resident shall remove from the premises all of said pets, within 24 hours of birth.

9. Resident assistance animal owners are responsible for the safety and health of their assistance animal during those scheduled occasions when the dwelling unit is being treated for control of pests.

10. In the event of the death of an assistance animal, the resident shall properly and immediately remove and dispose of the remains. The remains shall not be placed in any container on the grounds of a COCHRD property or in a container on COCHRD grounds.

11. Residents must identify an alternate custodian for the assistance animal in the event of resident illness or absence from the dwelling unit. This identification of an alternate custodian must occur prior to the COCHRD issuing an assistance animal registration permit.

C. The privilege of maintaining an assistance animal in a unit owned and/or operated by the COCHRD are subject to the rules set forth in paragraph B, above. This privilege may be revoked at any time, subject to the COCHRD Grievance Procedures, if the animal should become destructive, create a nuisance, represent a threat to the safety, health, quiet, enjoyment, and security of other residents, or create a problem in the area of cleanliness and sanitation. If the COCHRD determines, on the basis of objective facts, supported by written statements that the owner has violated a rule governing the owning or keeping of an assistance animal, the COCHRD may serve a written notice of the violation on the owner in accordance with this policy.

D. The COCHRD shall notify the owner if the COCHRD refuses to register an assistance animal. The notice shall state the basis for COCHRD's action and shall be served on the owner as required in Paragraph C of this regulation.

CERTIFICATION

I have an assistance animal and I have received, read and understand the above policy provisions regarding the keeping of assistance animals and agree to abide by those provisions.

TENANT: _____ DATE:_____

By: _____
Its: Housing Administrative Supervisor DATE:_____

form **HUD 50075** (03/2003)

ASSISTANCE ANIMAL PERMIT

Application for written permission to keep the following type assistance animal in a dwelling unit operated under the City of Chandler Housing and Redevelopment Public Housing program is hereby made:

_____

Type and Description of Animal

Aquarium size _____gal.

I have attached the following:

- ❑ Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law,
- ❑ verification that the dog or cat has been spayed or neutered,
- ❑ verification that the pet owner has the licenses required by the State or local law,
- ❑ a color photograph of the pet and

Designated alternate assistance animal custodian is:

Name: Phone:

_____

Name: Phone:

_____

I fully understand the rules and regulations regarding the privilege of keeping an assistance animal and agree to abide by those rules and regulations.

TENANT: _____ DATE:_____

By: _____

Its: Housing Administrative Supervisor DATE:_____

07/01/2004

ATTACHMENT D

Resident Membership of the PHA Governing Board

form **HUD 50075** (03/2003)

Resident Commissioner	Mr. Gabriel Terry
Chairman -	Boyd W. Dunn
Vice Chairman -	Phillip Westbrooks
Commissioner –	Martin Sepulvelda
Commissioner –	Donna Wallace
Commissioner-	Lowell Huggins
Commissioner-	Matt Orlando
Commissioner –	Bob Caccamo

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 E
Membership of the Resident Advisory Board

- Housing Choice Voucher Program (aka Section 8)

Irene P. Garcia
725 North Dobson Road #179
Chandler, Arizona 85224
480-459-5004
grandmaireneiii@cox.net

Esther Gallegos
348 West Chandler
Chandler, Arizona 85225
480-722-7946

Scott Redman
383 North Chippewa Place #3
Chandler, Arizona 85224
(480) 659-1918

Judy Daniels
235 East Ray Road #2074
Chandler, Arizona 85225
(480) 855-3342

Halimah Shabazz
25 West Galveston Street
Chandler, Arizona 85225
(480) 857-6328
greeneshabazz@yahoo.com

Laura Nikirk
807 West Palomino Drive
Chandler, Arizona 85224
480-821-1806

Christine A. Tibshraeny
250 South Elizabeth Way #1082
Chandler, Arizona 85225
(480) 812-4719
Christinetibshraeny@msn.com

Laughter Wheatrobinson
1873 East SanTan Street
Chandler, Arizona 85225
(480) 776-4970

- Public Housing

Connie Arbuckle
130 North Hamilton #29
Chandler, Arizona 85225
480-917-9679

Timothy Lewis
130 North Hamilton #11
Chandler, AZ 85225

Pat Zaronbinski
127 North Kingston #24
Chandler, Arizona
(480) 782-8228

Christina Jimenez
840 West Montrey Street
Chandler, Arizona
(480) 659-1797

Toni Stokes
130 North Hamilton #37
Chandler, Arizona 85225

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ATTACHMENT F

a. Substantial Deviation from the 5-Year Plan

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.

b. Significant Amendment or Modification to the Annual Plan

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 G

Progress Report on Five Year Plan

The City of Chandler Housing and Redevelopment Division has worked toward achieving the goals outlined in the Five Year Plan. Staff and Council/Public Housing Authority Commission have embraced the challenging steps involved in working toward promoting affordable housing, creating opportunities for economic self-sufficiency and the availability of an affordable living environment free from discrimination.

Progress towards each goal in the 5-year plan (2004)

Goal One: Assist our community by increasing the availability of affordable, suitable housing for families in the low income range, cited as a need in our consolidated plan.

Since 1998, the City of Chandler applied for 150 new fair share-housing vouchers. While the City was largely unsuccessful in it's applications to HUD. However, the City was successful in one application to increase the supply of Section 8 vouchers by 50 units. In this period, our Housing Choice Voucher program increased from 430 vouchers to 480 vouchers.

The vacancy rate for Public Housing remained study, with only a 3% - 4 % vacancy rate over the term. Improvements in this area are difficult to achieve, due to the migratory nature of the population that we serve. Staff continues to monitor this area weekly to fill vacancies as quickly as possible.

In existing Public Housing, one non-dwelling space was converted to dwelling space creating an additional 2-bedroom dwelling unit to our family housing stock, one four bedroom unit was lost to a road widening project. Staff is evaluating the replacement of this unit through acquisition of a scattered site unit.

Good and bad news is reflects that our housing stock was reduced by an additional 22 units due to the Public Housing Homeownership program. In the five-year period, twenty-two families became homeowners. Now our rental program is limited to 303 units whereas it previously could assist 325 families.

The City of Chandler did support two applications from a private developer for an affordable tax credit project to the State of Arizona. One project was funded which preserved and upgraded 127 units of affordable housing.

Goal Two: Manage the City of Chandler Housing and Redevelopment Division's existing assisted housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

At the time of the publication of this report, the City of Chandler, Housing and Redevelopment Division was recognize as a Standard Performing Housing Authority with a PHAS score of 87 in Public Housing. With the exception of this year and the initial year of an advisory assessment, the Authority has been high performing. The current SEMAP score provided the Authority a High Performer Status with an overall score of 104%. Again, except for the first year of the plan the Section 8 Housing Choice Voucher Program was rated as a High Performer.

In the last five- years, ending FY 2004, the City of Chandler has invested considerable time and resources in training staff to become knowledgeable in the new methods necessary to promote a good work environment for employee that will ultimately benefit the customer. The Housing Authority operates in a fiscally prudent manner, with adequate reserves with an eye towards diversifying financial interests in our HUD portfolio.

Staff will continue to work towards expanding the availability and improving the overall quality of the affordable housing stock by continuing to modernize public housing and supporting efforts to improve the overall quality of the general housing stock.

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

Chandler has expanded the housing programs stock through the creation of maps, landlord outreach and by consistently monitoring the payment standard for the section 8 program. Additionally the public housing homeownership program continues to assist qualified residents to become homeowners. Twenty-two new homeowners where created though the completed 5(h) program. In addition, Chandler developed a seven home infill subdivision that provided affordable homeownership opportunities to seven homebuyers. Two of the new homebuyers came from Public Housing.

Goal Four: Provide a safe and secure environment in the City of Chandler Housing and Redevelopment Division's public housing.

Through the upgrades and exterior improvements made to the public housing units the tenants have a renewed respect for the developments. Lighting improvements and fencing improvements have increase the overall security of each development. Our flat rent program encourages higher income residents to stay or join the public housing program. Our partnership with the Chandler Police department also provides a direct link to their resources to help screen all tenants and to address and mitigate problems as they arise.

Goal Five: Expand the range and quality of housing choices available to participants in the Chandler Housing and Redevelopment Division's tenant based assistance program.

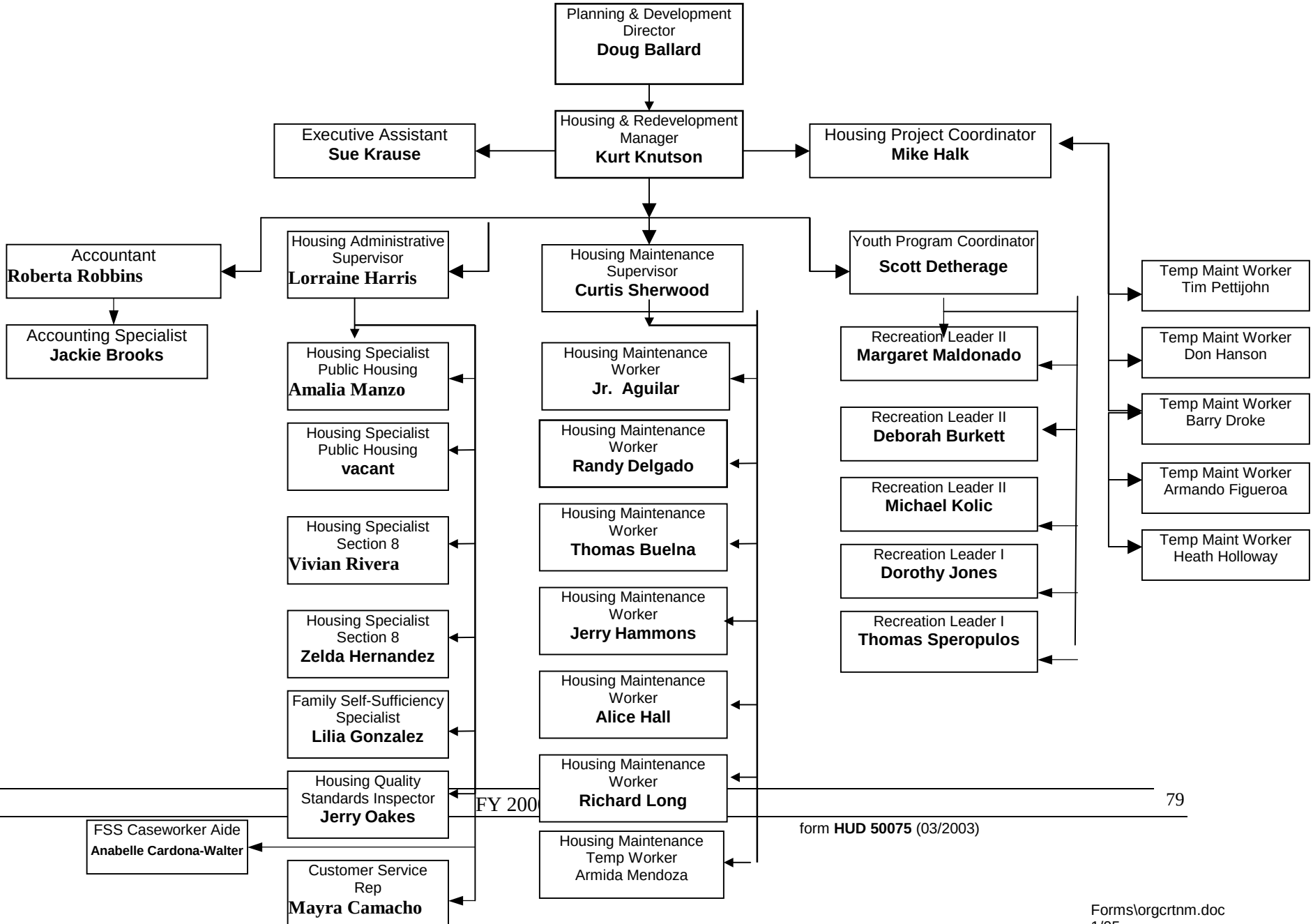
We expanded the public housing home ownership program to Section 8 participants and those on the waiting list. We have set systems in place to maintain a voucher utilization rate of 100% and plan to work within the HUD guidelines to maintain 100% utilization of the section 8 vouchers and/or budget. For 2005, this will be our biggest challenge.

Most discretionary policies and programs are created to promote self-sufficiency of tenants through a system of comprehensive supportive programs. Staff works to assist housing residents that need assistance by matching resources to promote tenant education and self-sufficiency. Our principle mission is "affordable decent, safe, and sanitary housing" in conjunction with meeting HUD rules and policies augmented with preferential local controls. We support this mission through other social service/educational programs which include the Family Investment Center, Youth Recreation Program, Capital Program and Social Service partnerships. In the last few years staff has boosted this effort by implementing a $250,000 ROSS grant and partnering with the local Housing Authorities and the Community Colleges to benefit from a Hispanic Serving Institution Assisting Communities. Both of these programs strengthen our existing programs and provide additional links to accredited high education and job training skills.

ATTACHMENT H

ORGANIZATIONAL CHART

PLANNING & DEVELOPMENT - HOUSING & REDEVELOPMENT
COST CENTER 4650



form **HUD 50075** (03/2003)

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: **AZ20P02850105** Replacement Housing Factor Grant No:	Federal FY of Grant: 2005-2006

☒ **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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$ 30,000.00			
3	1408 Management Improvements Soft Costs	$ 90,500.00			
	Management Improvements Hard Costs				
4	1410 Administration	$ 49,227.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	$ 33,000.00			
10	1460 Dwelling Structures	$ 240,898.00			
11	1465.1 Dwelling Equipment—Nonexpendable	$ 29,100.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$ 1,800.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	$ 10,000.00			
19	1502 Contingency	$ 13,000.00			
	Amount of Annual Grant: (sum of lines 1-19)				

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: **AZ20P02850105** Replacement Housing Factor Grant No:	Federal FY of Grant: 2005-2006

☒ **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	
20		$ 497,525.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line 20 Related to Security –Soft Costs				
	Amount of Line 20 related to Security-- Hard Costs	$ 15,000.00			
	Amount of line 20 Related to Energy Conservation Measures				
	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

PHA Name: **City of Chandler, Housing & Redevelopment Division**	**Grant Type and Number** Capital Fund Program Grant No: **AZ20P02850105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005-2006**

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
PHA	Youth Coordinator		1408	1 Person	$ 76,500.00				
WIDE	FSS Caseworker		1408	1 Person	$ 5,000.00				
MGMT.	Beautification Work Project		1408	5 Persons	$ 9,000.00				
PHA	Non-routine vacancy prep.		1460		$10,000.00				
WIDE	Computers (Housing Admin. Staff)		1475	1	$ 1,800.00				
	Appliances (Refrigerators/Ranges)		1465.1	20 units	$ 9,100.00				
PHA	Salary & Benefits		1410	1 Person	$ 46,727.00				
WIDE	Supplies & Training		1410	Misc.	$ 2,500.00				
ADMIN.									
	Development Activities		1499		$10,000.00				
	Operations		1406		$ 30,000.00				
	Contingency		1502		$ 13,000.00				
	Sub Total				$213,627.00				

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

PHA Name: **City of Chandler, Housing & Redevelopment Division**	**Grant Type and Number** Capital Fund Program Grant No: **AZ20P02850105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005-2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Original	Total Actual Cost Revised	Status of Work
AZ28-1									
	Replace A/C Units		1460	8 Units	$ 47,898.00				
	Tub/Shower/Commode Replacement		1460	15 Units	$ 15,000.00				
	Replace Gazebo		1460	1	$ 4,000.00				
	Sub Total				$ 66,898.00				

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

PHA Name: **City of Chandler, Housing & Redevelopment Division**	**Grant Type and Number** Capital Fund Program Grant No: **AZ20P02850105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005-2006**

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
AZ28-2	Washers & Dryers		1465.1	2 Sites	$ 10,000.00				
	Replace Kitchen Cabinets		1460	5 Units	$ 20,000.00				
	Repaint Basketball Court Wall		1450	1 Project	$ 3,000.00				
	Replace Chain link Fence		1450	1 Site	$ 15,000.00				
	Landscape Improvements		1450	1 Site	$ 5,000.00				
	Upgrade Smoke Detectors		1460	1 Site	$ 15,000.00				
	Replace Tubs, add Shower Surround		1460	10 Units	$ 10,000.00				
	Exterior Door Replacement		1460	10 Units	$ 8,000.00				
	Sub Total				$ 86,000.00				

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

PHA Name: **City of Chandler, Housing & Redevelopment Division**	**Grant Type and Number** Capital Fund Program Grant No: **AZ20P02850105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005-2006**

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
AZ28-3									
	Washers & Dryers		1465.1	2 Sites	$ 10,000.00				
	Kitchen Cabinet Replacement		1460	5 Units	$ 20,000.00				
	Landscape Improvements		1450	1 Site	$ 5,000.00				
	Replace Tubs, add Shower Surround		1460	10 Units	$ 10,000.00				
	Exterior Door Replacement		1460	10 Units	$ 8,000.00				
	Sub Total				$ 53,000.00				

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

PHA Name: **City of Chandler, Housing & Redevelopment Division**	**Grant Type and Number** Capital Fund Program Grant No: **AZ20P02850105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005-2006**

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
AZ28-9	Roof Replacement		1460	5 Houses	$ 20,000.00				
	Exterior Painting		1460	5 Houses	$ 10,000.00				
	Sewer Line Replacement		1450	2 Houses	$ 5,000.00				
	Heat Pump Replacement		1460	2 Houses	$ 5,000.00				
	Replace Tubs, add Shower Surround		1460	5 Houses	$ 5,000.00				
	Kitchen Cabinet Replacement		1460	3 Houses	$ 15,000.00				
	Carpet Replacement		1460	2 Houses	$ 2,000.00				
	Smoke Detector Upgrade		1460	20 Houses	$ 10,000.00				
	Sub Total				$ 72,000.00				

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

PHA Name: **City of Chandler, Housing & Redevelopment Division**	**Grant Type and Number** Capital Fund Program Grant No: **AZ20P02850105** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005-2006**

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
AZ28-11	Exterior Painting		1460	3 Houses	$ 3,000.00				
	Carpet & Tile Replacement		1460	3 Houses	$ 3,000.00				
	Sub Total				$ 6,000.00				

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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	
Beautification Project	9/16/07			9/16/09			
Youth Programs	9/16/07			9/16/09			
FSS Caseworker	9/16/07			9/16/09			
Salary & Benefits	9/16/07			9/16/09			
Supplies & Training	9/16/07			9/16/09			
Non-Routine Vacancy	9/16/07			9/16/09			
Computers	9/16/07			9/16/09			
Appliances	9/16/07			9/16/09			
Operations	9/16/07			9/16/09			
Contingency	9/16/07			9/16/09			
Development Activities	9/16/07			9/16/09			
AZ28-1							
Replace A/C Units	9/16/07			9/16/09			
Tub/Shower Replacement	9/16/07			9/16/09			
Replace Gazebo	9/16/07			9/16/09			

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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	
AZ28-2							
Washers & Dryers	9/16/07			9/16/09			
Kitchen Cabinets	9/16/07			9/16/09			
Replace Chain Link Fence	9/16/07			9/16/09			
Landscape Improvements	9/16/07			9/16/09			
Upgrade Smoke Detector	9/16/07			9/16/09			
Tub Shower Replacement	9/16/07			9/16/09			
Exterior Door Replace	9/16/07			9/16/09			

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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	
AZ28-3							
Washers & Dryers	9/16/07			9/16/09			
Kitchen Cabinet Replace	9/16/07			9/16/09			
Landscape Improvement	9/16/07			9/16/09			
Tub & Shower Surround	9/16/07			9/16/09			
Exterior Door Replace	9/16/07			9/16/09			

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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	
AZ28-9							
Roof Replacement	9/16/07			9/16/09			
Exterior Painting	9/16/07			9/16/09			
Sewer Line Replacement	9/16/07			9/16/09			
Heat Pump Replacement	9/16/07			9/16/09			
Tub & Shower Surround	9/16/07			9/16/09			
Kitchen Cabinet Replace	9/16/07			9/16/09			

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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	
Carpet Replacement	9/16/07			9/16/09			
Upgrade Smoke Detector	9/16/07			9/16/09			

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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							
Exterior Painting	9/16/06			9/16/09			
Carpet/Tile Replacement	9/16/06			9/16/09			

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

PHA Name: **City of Chandler**	**Grant Type and Number** Capital Fund Program No: **AZ20P02850105** Replacement Housing Factor No:	**Federal FY of Grant: 2005-2006**

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	

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

PHA Name City of Chandler				☐ **Original 5-Year Plan** ☒ **Revision No: 2**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006-2007 PHA FY:	Work Statement for Year 3 FFY Grant: 2007-2008 PHA FY:	Work Statement for Year 4 FFY Grant: 2008-2009 PHA FY:	Work Statement for Year 5 FFY Grant: 2009-2010 PHA FY:
	Annual Statement				
AZ28-1		$ 19,700.00	$ 41,000.00	$ 128,000.00	$ 208,000.00
AZ28-2		$ 247,000.00	$ 217,000.00	$ 240,000.00	$ 110,000.00
AZ28-3		$ 275,000.00	$ 229,000.00	$ 303,000.00	$ 285,000.00
AZ28-9		$ 110,000.00	$ 110,000.00	$ 67,500.00	$ 55,000.00
AZ28-11		$ 15,000.00	$ 30,000.00	$ 73,500.00	$ 35,000.00
PHA WIDE MGMT		$ 120,000.00	$ 206,000.00	$ 139,000.00	$ 115,000.00
PHA WIDE ADMIN		$ 58,000.00	$ 59,000.00	$ 60,000.00	$ 60,000.00
OPERATIONS		$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
DEVELOPMENT		$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
ACQUISITION					
Total CFP Funds (Est.)		$ 864,700.00	$ 912,000.00	$1,031,000.00	$ 888,000.00
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006-2007 PHA FY:			Activities for Year: 3 FFY Grant: 2007-2008 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-1 KINGSTON ARMS			AZ28-1 KINGSTON ARMS		
Annual						
Statement	Landscaping	Misc.	$ 2,000	Replace Aluminum Wiring	36 Units	$ 36,000
	Replace Carpet & Tile	10 Units	$ 10,000	Upgrade Smoke Detectors	36 Units	$ 5,000
	New Door Bells & Buttons	1 Site	$ 3,700			
	Replace Gazebo	1 Site	$ 4,000			
	Sub Total		$ 19,700	Sub Total		$ 41,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2008-2009 PHA FY:			Activities for Year: 5 FFY Grant: 2009-2010 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-1 KINGSTON ARMS			AZ28-1 KINGSTON ARMS		
Annual						
Statement	Exterior Painting	10 Buildings	$ 40,000	A/C Upgrades	28 Units	$168,000
	Reseal Flat Roofs	10 Buildings	$ 25,000	Replace Irrigation System	1 Site	$ 20,000
	Seal & Restripe Parking Lots	1 Site	$ 5,000	Range Replacement	36 Units	$ 10,000
	Patio Gates	37 Units	$ 8,000	Reseal Parking Lots	1 Site	$ 10,000
	Window Replacement	36 Units	$ 40,000			
	Rec. Room A/C Unit Replacement	1 Unit	$ 10,000			
	Sub Total		$128,000	Sub Total		$208,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006-2007 PHA FY:			Activities for Year: 3 FFY Grant: 2007-2008 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						
Statement	Replace Kitchen Cabinets	1 Site	$ 50,000	Restripe Parking lots	1 Site	$ 3,000
	Replace Tubs & Showers	1 Site	$ 78,000	Replace Kitchen Cabinets	1 Site	$ 50,000
	Security Cameras	1 Site	$ 10,000	Roof Replacement	1 Site	$100,000
	Foundation Repair	1 Site	$ 50,000	Replace Aluminum Wiring	1 Site	$ 54,000
	Replace Sewer Lines	1 Site	$ 50,000	Handicap Improvements	2 Sites	$ 10,000
	Upgrade Smoke Detectors	1 Site	$ 9,000			
	Sub Total		$247,000	Sub Total		$217,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2008-2009 PHA FY:			Activities for Year: 5 FFY Grant: 2009-2010 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						
Statement	Unit Demo	2 Units	$ 20,000	Washers & Dryers	20 Sets	$ 10,000
	Paint Exterior	2 Site	$ 60,000	Foundation Repair	1 Site	$ 50,000
	Exterior Door Replacement	2 Sites	$ 50,000	Shade Canopies for Playgrounds	1 Site	$ 20,000
	Electrical Panel Upgrade	2 Sites	$100,000	Unit Demo	2 Units	$ 30,000
	Tree Replacement	2 Sites	$ 10,000			
	Sub Total		$240,000	Sub Total		$110,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006-2007 PHA FY:			Activities for Year: 3 FFY Grant: 2007-2008 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-3 CASA DE ROSA/CASA BONITA			AZ28-3 CASA DEL SOL/CASA DE ESPARANZA		
Annual						
Statement	Replace Kitchen Cabinets	1 Site	$ 75,000	Restripe Parking lots	1 Site	$ 3,000
	Replace Tubs & Showers	1 Site	$100,000	Replace Kitchen Cabinets	1 Site	$ 75,000
	Foundation Repair	1 Site	$ 50,000	Roof Replacement	1 Site	$100,000
	Replace Sewer Lines	1 Site	$ 50,000	Replace Aluminum Wiring	1 Site	$ 32,000
				Handicap Improvements	1 Site	$ 10,000
				Upgrade Smoke Detectors	1 Site	$ 9,000
	Sub Total		$275,000	Sub Total		$229,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2008-2009 PHA FY:			Activities for Year: 5 FFY Grant: 2009-2010 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-3 CASA DE ROSA/CASA BONITA			AZ28-3 CASA DE ROSA/CASA BONITA		
Annual						
Statement	Security Wall	1 Site	$ 75,000	Washers & Dryers	20 Sets	$ 10,000
	Paint Exterior	2 Site	$ 60,000	Foundation Repair	1 Site	$ 50,000
	Exterior Door Replacement	2 Sites	$ 50,000	Shade Canopies for Playgrounds	1 Site	$ 20,000
	Electrical Panel Upgrade	2 Sites	$100,000	Paint Exterior	2 Sites	$ 60,000
	Tree Replacement	2 Sites	$ 10,000	Security Cameras	1 Site	$ 15,000
	Upgrade Smoke Detectors	1 Site	$ 8,000	Site Demo	1 Site	$100,000
				Development Plans	1 Project	$ 30,000
	Sub Total		$303,000	Sub Total		$285,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006-2007 PHA FY:			Activities for Year: 3 FFY Grant: 2007-2008 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-9 SCATTERED SITES			AZ28-9 SCATTERED SITES		
Annual						
Statement	Repaint Exteriors	10 Houses	$ 25,000	Repaint Exteriors	10 Houses	$ 25,000
	Replace Kitchen Cabinets	10 Houses	$ 35,000	Replace Kitchen Cabinets	10 Houses	$ 35,000
	Roof Replacement	5 Houses	$ 15,000	Roof Replacement	5 Houses	$ 15,000
	Replace Tubs & Showers	5 Houses	$ 25,000	Replace Sidewalks & Driveways	5 Houses	$ 25,000
	Upgrade Smoke Detectors	25 Houses	$ 10,000	Upgrade Smoke Detectors	25 Houses	$ 10,000
	Sub Total		$110,000	Sub Total		$110,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2008-2009 PHA FY:			Activities for Year: 5 FFY Grant: 2009-2010 PHA FY:		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	AZ28-9 SCATTERED SITES			AZ28-9 SCATTERED SITES		
Annual						
Statement	A/C Replacement	5 Units	$ 20,000	Washers & Dryers	20 Sets	$ 10,000
	Landscape & Trees	5 Units	$ 10,000	Arcadia Door Replacement	20 Houses	$ 20,000
	Carpet & Tile Replacement	5 Units	$ 10,000	Sewer Line Replacement	5 Houses	$ 25,000
	Roof Replacement	5 Units	$ 15,000			
	Exterior Gate Replacement	5 Units	$ 2,500			
	Upgrade Smoke Detectors	25 Houses	$ 10,000			
	Sub Total		$ 67,500	Sub Total		$ 55,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006-2007 PHA FY:			Activities for Year: 3 FFY Grant: 2007-2008 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						
Statement	Exterior Painting	5 Houses	$ 15,000	Exterior Painting	5 Houses	$ 15,000
				Roof Replacement	5 Houses	$ 15,000
	Sub Total		$ 15,000	Sub Total		$ 30,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2008-2009 PHA FY:			Activities for Year: 5 FFY Grant: 2009-2010 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						
Statement	A/C Replacement	5 Units	$ 20,000	Exterior Painting	5 Houses	$ 5,000
	Landscape & Trees	5 Units	$ 10,000	Roof Replacement	5 Houses	$ 20,000
	Carpet & Tile Replacement	5 Units	$ 10,000	Carpet & Tile Replacement	5 Houses	$ 10,000
	Roof Replacement	5 Units	$ 15,000			
	Exterior Gate Replacement	5 Units	$ 2,500			
	Alarm Systems	5 Units	$ 6,000			
	Exterior Painting	5 Houses	$ 10,000			
	Sub Total		$ 73,500	Sub Total		$ 35,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006-2007 PHA FY:			Activities for Year: 3 FFY Grant: 2007-2008 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						
Statement	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 Caseworker	1 Person	$ 31,000	Family Self Sufficiency Caseworker	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		$ 10,000	Development		$ 10,000
	Sub Total		$ 20,000	Sub Total		$ 20,000

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

Activities for Year 1	Activities for Year :__4___ FFY Grant: 2008-2009 PHA FY:			Activities for Year: __5__ FFY Grant: 2009-2010 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						
Statement	Dump Truck	1 Truck	$ 30,000	Maintenance Supervisor Vehicle	1 Truck	$ 15,000
	Youth Program	1 Person	$ 60,000	Youth Program	1 Person	$ 60,000
	Family Self Sufficiency Caseworker	1 Person	$ 33,000	Family Self Sufficiency Caseworker	1 Person	$ 33,000
	After School Program	Misc.	$ 1,000	After School Program	Misc.	$ 1,000
	Wood Chipper	1 Tool	$ 15,000	Drain Cleaner	1 Tool	$ 5,000
				Gas Powered Cut-Off Saw	1 Tool	$ 1,000
	Sub Total		$139,000	Sub Total		$115,000
	PHA WIDE ADMINISTRATIVE			**PHA WIDE ADMINISTRATIVE**		
	Capital Fund Program Salary & Supplies	1 Person	$ 60,000	Capital Fund Program Salary & Supplies	1 Person	$ 60,000
	Sub Total		$ 60,000	Sub Total		$ 60,000
	Operations		$ 10,000	Operations		$ 10,000
	Development		$ 10,000	Development		$ 10,000
	Sub Total		$ 20,000	Sub Total		$ 20,000