

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2012
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>City of Tucson Housing and Community Development Department</u> PHA Code: <u>AZ004 & AZ033</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2012</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1505</u> Number of HCV units: <u>5482</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:	AZ004	Tucson PHA		1505	4605
	PHA 2:	AZ033	Pima County HCV			877
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Our mission is to improve the life of the citizens of Tucson and the greater Pima County area through housing and community services that strengthen and enhance the social, economic and physical environment, especially for the low and very low income families and individuals.					

<p>5.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>A. Objectives and Goals Plan</p> <p>Objective I. Increase the availability of decent, safe, and affordable housing</p> <p>Goal 1. Expand Supply</p> <ul style="list-style-type: none"> a. Apply for additional rental vouchers when available. b. Leverage other funds to create additional housing opportunities such as HOPE VI, Low Income Housing Tax Credits (LIHTC), HOME and bond financing. In doing so, commit to: <ul style="list-style-type: none"> b.1. one for one replacement; and b.2. continued assistance for affected families caused by development or redevelopment. c. Reduce vacancies by decreasing turnover time to 30 days or less. d. Pursue endeavors to increase the supply of accessible housing through development and rehabilitation. <p>Goal 2. Improve Quality of Assisted Housing</p> <ul style="list-style-type: none"> a. Attain/retain high performer status in accordance with PHAS scoring. b. Attain/retain high performer status in accordance with SEMAP scoring. c. Renovate and modernize public housing when appropriate; demolish and or dispose of public housing when appropriate utilizing housing opportunities identified in 1b, and/or provide replacement vouchers when necessary. d. Afford opportunities to provide project-based vouchers to non-profit organizations that serve special populations and promote access to case management and other services. e. Implement public housing security measures when and where appropriate. f. Increase assisted housing choices by: <ul style="list-style-type: none"> f.1. providing voucher mobility counseling and create site based waiting lists for all remaining public housing sites. f.2. maintain site based waiting list for Posadas Sentinel and for the Martin Luther King Depot Plaza sites g. Conduct a feasibility study of HUD’s recently unveiled Rental Assistance Demonstration (RAD). h. Consider competing for the statewide Performance Based Contract Administration contract. <p>Objective II. Improve the quality of life and economic vitality; promote self-sufficiency and the use of asset development for individual households</p> <p>Goal 1. Program Enhancements</p> <ul style="list-style-type: none"> a. Implement measures to promote income mixing and de-concentration of poverty. b. Support project-based agencies seeking to preserve affordable housing. c. Support community participation and encourage good communication among PHA and Ward staff, participants, and neighbors. d. Increase the number of participating landlords and promote PHA program knowledge in the community. e. Continue non-smoking policy at Martin Luther King Depot Plaza site and consider implementing non-smoking policies in other multi-unit sites to improve health conditions for the residents and decrease maintenance costs and fire risks. <p>Goal 2. Promotion of Self Sufficiency</p> <ul style="list-style-type: none"> a. Provide or attract supportive services to improve recipient’s employability, thereby increasing the percentage of employed persons in assisted programs. b. Provide or attract supportive services to increase independence for elderly or families with disabilities. c. Encourage clients to participate in job training programs. d. Expand home ownership programs. e. Encourage clients to participate in Individual Development Account (IDA) programs. <p>Objective III. Ensure equal Opportunity in Housing</p> <p>Goal 1. Affirmative Measures</p> <ul style="list-style-type: none"> a. Undertake affirmative measures to provide suitable living environments for families living in assisted housing as described in the Agency’s Analysis of Impediment to Fair Housing (AD). b. Undertake affirmative measures to ensure access to affordable housing and to provide a suitable living environment to assisted housing participants regardless of race, color, religion, nation origin, sex, familial status, disability, sexual orientation/sexual identity, marital status, ancestry, or age. c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of the unit size required. d. Implement and enforce Section 3 requirements when appropriate. <p>B. Self Analysis of previous goals as stated in the 5 year plan. See Number 10 titled ”additional Information”</p>
<p>6.0</p>	<p>PHA Plan Update</p> <ul style="list-style-type: none"> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <p>A. Revisions The following PHA Plan elements have been revised since the last submission:</p>

1. The Admissions and Continued Occupancy Policy has been entirely re-written and is attached.
2. The Section 8 Housing Choice Voucher Program Administrative Plan has been re-written and is attached.

B. The Agency Plan and the following Plan Elements can be found at the Administrative Offices of the PHA located 310 North Commerce Park Loop Road, 2nd Floor, Tucson, Arizona 85745, and at the six Public Housing Management Offices, or at the following website: <http://www.cm3.tucsonaz.gov/hcd/whats-new>.

1. **Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures** – See the Public Housing Admissions and Continued Occupancy Policy or the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County.
2. **Financial Resources** – Included in the Annual Plan template.
3. **Rent Determination** - See the Public Housing Admissions and Continued Occupancy Policy or the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County.
4. **Operation and Management** – See the Public Housing Admissions and Continued Occupancy Policy or the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County.
5. **Grievance Procedures** - See the Public Housing Admissions and Continued Occupancy Policy or the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County.
6. **Designated Housing for Elderly and Disabled Families** – Not applicable.
7. **Community Service and Self-Sufficiency** – See the Public Housing Admissions and Continued Occupancy Policy.
8. **Safety and Crime Prevention** – In some cases, public housing residents are fearful for their safety and/or the safety of their children and people on the waiting list may be unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime in the area. To address these issues, the PHA continues to undertake activities such as prevention through environmental design, activities that target at-risk youth, adults, or seniors, and cooperation with the Tucson Police Department to provide extra security at designated locations. An email notification system of police response activity on public housing sites has been successfully initiated and officers testify as needed in support of eviction cases.
9. **Pets** – See the Public Housing Admissions and Continued Occupancy Policy.
10. **Civil Rights Certification** – See form 50077 *PHA Certifications of Compliance with PHA Plans and Related Regulations* and the Public Housing Admissions and Continued Occupancy Policy and the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County.
11. **Fiscal Year Audit** – The audit was submitted to HUD with no findings.
12. **Asset Management** –
 - Housing Management has completed conversion to Yardi Voyager, a new software that allows for more integrated completion of tenant processing, maintenance management, inventory, tax credit compliance, etc.
 - Two Public Housing and six Section 8 HCV participants graduated from the Agency’s Family Self Sufficiency program, which is managed by this Division..
13. **Violence Against Women Act (VAWA)**
 - The PHA has provisions and policies in both the Admissions and Continued Occupancy Policy and Section 8 Administrative Plan to accommodate the needs and protect the rights of victims of domestic violence, dating violence, sexual assault or stalking. Employees have been briefed on the VAWA policies and what information to provide residents/participants to ensure they are aware of their rights. Landlords have received the VAWA policies and have been advised that the law provides specific guidance regarding the rights and protection of victims. Staff has collaborated with community agencies to create a list of agency resources that is available to all assisted housing residents/participants. Once a victim has been identified, procedures are in place to protect them through various policies that describe honoring all court orders, bifurcation of the lease or transferring to another unit in a different location.
 - To assist victims, HUD Form 50066 for victim certification, is available as is a listing of community resources that are immediately provided to the resident/participant. Staff has addressed domestic violence by attending training which will be ongoing as needed. Information regarding VAWA policies has been placed in newsletters to landlords as well as residents/participants. The PHA has a Memorandum of Understanding in place with the Tucson Police Department. All responses to public housing units by any officer are reported via email to the PHA. The emails are then disseminated to the managers for follow up and, if required, response to any type of domestic violence and implementation of the VAWA policies.
 - To enhance safety to victims, the PHA has incorporated the required provisions into the VAWA policy. Applicants will not be denied admission on the basis that they are, or have been a victim as long as they otherwise qualify for the programs. Repeated incidents of actual or threatened domestic violence, dating violence or stalking aimed at victims will not be construed to be a serious or repeated violation of the lease and will not be good cause to termination of tenancy. If the violence is perpetrated by a member of the tenant’s household or any guest or person under the tenant’s control, the criminal activity shall not be cause for termination of the tenancy or occupancy rights. The PHA may bifurcate the lease in order to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of violence against family members or others without evicting, removing, terminating assistance or otherwise penalizing the victim of such violence who is also a lawful tenant or occupant.
 - The list of agency resources has been updated.

14. **Section 8 Housing Choice Voucher Administrative Plan & the Public Housing Admissions and Continued Occupancy Policy** - are available for review at the administrative offices of the PHA located at 310 North Commerce Park Loop Road, Tucson Arizona 85745, or on the internet at the following website <http://www.cms3.tucsonaz.gov/hcd/whats-new>

(a) **2. Financial Resources continued**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	5,217,490	
b) Public Housing Capital Fund	811,160	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	34,208,000	
f) Resident Opportunity and Self-Sufficiency Grants	68,680	
g) Community Development Block Grant	30,090	Public Housing Supportive Services
h) HOME		
Other Federal Grants (list below) Misc. Capacity		
Positive Housing Opportunities	100,780	Section 8/Other
Family Self Sufficiency Coordinator Grant	69,000	Section 8/Other
Family Unification Program	1,055,870	Section 8/Other
Veteran Affairs Supportive Housing	2,224,760	Section 8/Other
Mainstream Vouchers	357,730	Section 8/Other
Non-Elderly Disabled 2 Vouchers	174,800	Section 8/Other
Multifamily Operating	209,000	Section 8/Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Family Self Sufficiency Coordinator Grant	69,000	Section 8 Supportive Services
Public Housing Capital Fund	633,290	Public Housing Capital Improvements
Public Housing Family Self Sufficiency Coordinator	98,380	Public Housing Supportive Services
Positive Housing Opportunities	13,650	Section 8/Other
Housing Opportunities for People with AIDS	306,290	Section 8/Other
3. Public Housing Dwelling Rental Income		
	3,432,150	Public Housing Operations
4. Other income (list below)		
Multifamily Tenant Income	499,300	Multifamily Housing
5. Non-federal sources (list below)		
Central Office Cost Center Fees/Other Rents	2,747,990	Public Housing Operations
El Portal Rental Program	842,760	Affordable Housing
ADOH Bridge Subsidy	328,270	Section 8 Other
Development Program Income	180,000	Affordable Housing
Total resources	53,678,440	

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>While a specific HOPE VI or Choice Neighborhoods project has not been identified, the PHA reserves the right to amend the five-year Agency Plan to include such a project in the event that an opportunity arises.</p> <p>Homeownership: The Section 8 Home Ownership Program (SEHOP) provides an opportunity for low-income Housing Choice Voucher (HCV) holders to achieve homeownership. HCD has made 25 HCVs available from AZ004 and an additional 15 HCVs from AZ033 for home ownership; to date 3 HCV holders have utilized their HCV to become homeowners. Moreover, staff works with home ownership clients to make them aware of the other resources available in community, e.g. those available through the City's HOME program, Federal Home Loan Bank, sponsors of Individual Development Accounts, and products sponsored by the Industrial Development authority such as mortgage revenue bonds and mortgage credit certificates.</p> <p>Project Based Vouchers: HDCD converted 30 HUD-VASH Vouchers to HUD –VASH Project Based Vouchers at two locations: 10 units at 2660 N. Alvernon and 20 units located at 4301 East 29th Street. The VA provides onsite services at these locations for the HUD-VASH clients. Pima County , AZ 033, may convert HCV up to the maximum allowed by HUD as available and advantageous through a fair and equitable Request for Proposal process.</p> <p>51 HOMES Program: HCD set aside 27 HCV vouchers in support of 51 HOMES Program. 51 HOMES is affiliated with the 100,000 Homes Campaign initiated by Common Ground. The initiative is to rapidly house the most medically vulnerable homeless in the community using a universal tool known the Vulnerability Index. This is a referral based housing first modeled program. As of December 31, 2011 18 of the most medically vulnerable homeless persons identified using the VI have been housed using this model.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families by Type

	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
< 30% AMI	35,805	5	5	3	4	3	3
>30% but <50 % AMI	45,530	5	4	3	4	3	3
>50% but <80% AMI	64,295	4	3	3	3	2	2
Elderly	145,431	5	4	3	3	2	2
With Disability	178,605	5	5	4	4	3	3
White	740,237	N/A	N/A	N/A	N/A	N/A	N/A
Black	30,421	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	334,628	N/A	N/A	N/A	N/A	N/A	N/A
Native American	33,421	N/A	N/A	N/A	N/A	N/A	N/A
Asian	20,911	N/A	N/A	N/A	N/A	N/A	N/A

Public Housing Waiting List

Category	# of Families	% of Total Families	Annual Turnover	Open/closed
Public Housing Waiting List	3692	100%	270	
Total Waiting List	3692	100%		
Income<= 30% AMI	2843	77%		
Income<= 50% AMI	813	20%		
Income<= 80% AMI	36	1%		
Families with children	2617	7.0%		
Elderly families	370	10%		
Families with disabilities	705	19%		
Race/ethnicity: White non-Hispanic	618	17%		
Race/ethnicity: Hispanic	1793	48%		
Race/ethnicity: Black	464	13%		
Race/ethnicity: Native American	348	9%		
Race/ethnicity: Asian	90	2%		
Race/ethnicity: not declared	379	11%		
1 Bedroom	1079	29%		Open
2 Bedroom	1496	40%		Closed
3 Bedroom	975	26%		IBID
4 Bedroom	141	4%		IBID
5 Bedroom	1	.05%		IBID
5+ Bedroom	0	.05%		BID

Section 8 Voucher Housing Choice Voucher

Category	# of Families	% of Total Families	Annual Turnover	Open/Closed
Housing Choice Voucher Waiting List	529	100%	568	Closed
Total Waiting List	529	100%		
Income<= 30% AMI	446	76%		
Income<= 50% AMI	142	24.%		
Income<= 80% AMI	0	.0%		
Families with children	412	70%		
Elderly families	76	13%		
Families with disabilities	100	17%		
Race/ethnicity: White non-Hispanic	130	25%		
Race/ethnicity: Hispanic	138	26&		
Race/ethnicity: Black	104	20%		
Race/ethnicity: Native American	137	26%		
Race/ethnicity: Asian	18	.25%		
Undeclared	2	.05		

* Section 8 waiting list was opened for a three day period of time, December 13-15th, at total of 11,707 were received and are not reflected above.

Site Based

Category	# of Families	% of Total Families	Annual Turnover	Open/Closed
Public Housing Site Based Waiting List: Posadas Sentinel	336	18%	17	Open
Total Waiting List	336			
Income<= 30% AMI	257	76.5%		
Income<= 50% AMI	74	22.0%		
Income<= 80% AMI	5	1.5%		
Families with children	334	99.4%		
Elderly families	2	.6%		
Families with disabilities				
Race/ethnicity: White non-Hispanic				
Race/ethnicity: Hispanic				
Race/ethnicity: Black				
Race/ethnicity: Native American				
Race/ethnicity: Asian				
1 Bedroom	0	0%		
2 Bedroom	145	43%		
3 Bedroom	131	39%		
4 Bedroom	58	18%		
5 Bedroom	0	0%		
5+ Bedroom				

Site Based

Category	# of Families	% of Total Families	Annual Turnover	Open/Closed
Public Housing Site Based Waiting List: Martin Luther King	243		9	Open
Total Waiting List	243	100%		
Income<= 30% AMI	243	100%		
Income<= 50% AMI	0	0		
Income<= 80% AMI	0	0		
Families with children	0			
Elderly families	20	30%		
Families with disabilities	47	70%		
Race/ethnicity: White non-Hispanic	9	91%		
Race/ethnicity: Hispanic	71	29%		
Race/ethnicity: Black	32	13.2		
Race/ethnicity: Native American	9	3.7		
Race/ethnicity: Asian	0	0		
1 Bedroom	243	100%		
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
5+ Bedroom				

9.1

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Jurisdiction:

The City of Tucson’s PHA is in a position to influence and affect affordable housing policies and affordable housing implementation strategies as a result of the PHA being incorporated into the City of Tucson’s Housing and Community Department (HCD). The Housing Management Division (Public Housing) and the Housing Assistance Division (Section 8 Housing Choice Vouchers) are two of the Department’s five Divisions. The other Divisions are Planning and Community Development (HOME, CBDG, ESG, HOPWA, NSP, HPRP, and SHP), Code Enforcement and Administration. All five Division Administrators report to Deputy Directors who report to the Department Director who reports to the City Manager’s office. Accordingly, there are symbiotic relations between the PHA’s needs and those of Community Development: The planning and use of HOME funds, CDBG, and the PHA’s needs are integral in developing and implementing an over all strategy for the community. This results in integration of home ownership programs, consideration of development/ redevelopment needs of the PHA, public housing rehabilitation, extending CDBG funding to FSS, and extending HPRP and HOME funding (up to \$20,000 per year for security and utility deposits) for the VASH, FUP and other specialty programs such as 51 HOME and NED 2. HCD’s outreach to affordable housing developers and providers in the community ensures that there are annual applications for HUD 202s, 811s, Low Income Housing Tax Credits, Federal Home Loan Bank Affordable Housing programs, mortgage revenue bonds and mortgage credit certificates.

Waiting List:

In the upcoming years, HCD will address the shortage of affordable housing for all eligible populations in the jurisdictional areas. This will be accomplished by maximizing and fully utilizing all available resources and increasing the number of affordable housing units. The agency will expand the supply of assisted housing by applying for additional funding, reducing Public Housing vacancies, acquiring or building units or developments, and leveraging resources through creative mixed-financing. As indicated below, the agency’s choice in choosing these strategies includes funding and staffing considerations, community priorities, and consultation with program participants.

- **Specific Family Type: at or below 30% of area median income**

HCD will adopt rent policies to support and encourage work.

- **Specific Family Type: at or below 50% of area median income**

HCD will use admissions preferences for families who are working and will adopt rent policies to support and encourage work.

- **Specific Family Type: Elderly**

HCD will apply for special purpose vouchers targeted to the elderly should they become available.

- **Specific Family Type: Families with disabilities**

HCD will continue to carry out needed modifications to public housing units based on Section 504 Needs Assessment for Public Housing.

When available, HCD will apply for special-purpose vouchers for families with disabilities and continue to market them to local non-profit agencies that assist such families. Housing Assistance (Section 8) will continue to utilize the Mainstream referrals to the waiting list, and will continue referrals for families under Home and Community Based Services.

Specific Family Type: Races or ethnicities with disproportionate housing needs

HCD will undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation/sexual identity, sexual preference and domestic partnership.

Specific Family Type: 51% to 80% of area median income

HCD will use income preferences for a percentage working families in this group and adopt rent policies to support and encourage work

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification."

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

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

Expand the supply of assisted housing:

- * The Housing and Community Development Department (HCD) was awarded an additional 100 HUD-Veterans Affairs Supportive Housing (VASH) vouchers for a total of 315; and was awarded an additional 75 HUD-VASH Vouchers effective for 4-1-12 for a revised total of 390.
- * HCD applied for an additional 150 vouchers to support the Family Unification Program but the application was not selected for funding.
- * HCD was awarded 23 preservation vouchers in support of a conversion action.
- * HCD applied for 200 NED Vouchers but the application was not selected for funding.
- * HCD was awarded 25 NED Category 2 Vouchers.
- * HCD continually works to reduce public housing vacancies.

Leverage private or other public funds to create additional housing opportunities:

- * The Housing and Community Development Department will continue to take advantage of HPRP, HOME, State of Arizona HOME, Low Income Housing Tax Credits and Federal Home Loan Affordable Housing program as future projects are developed.

Acquire or build units or developments:

- * HCD added nine (9) units to the El Portal Portfolio.
- * HCD provided funding for a Section 202 project: Armory Park Casitas.
- * HCD provided leverage to the Ghost Ranch, a LIHTC preservation project of 60 units dedicated for elderly residents.
- *The City of Tucson Housing and Community Development Department expended approximately 7.2 million dollars over the past 18 months of Neighborhood Stabilization Program (NSP1) funds. The purpose of these expenditures was to increase the affordable rental stock available to very low income households and for home-resale to low-moderate income households under a community land trust model.
- *Seventy-five percent (75%) of the funds were used to for resale through a community land trust model and twenty-five percent of the funds (25%) were used to permanently expand the affordable rental supply. To date, 37 homes have been acquired and rehabilitated for resale and 16 homes have been purchased and rehabilitated for lease.

Commit to one for one replacement of public housing units:

- *HCD will continue to keep this a priority during the development of future projects and will submit applications for removal actions through the Inventory Removals sub-module of IMS/PIC and the Demo/Dispo process when it is deemed necessary and prudent to do so.

Improve the quality of assisted housing:

- * Improve public housing PHAS score.
- * Sustain high performer status in HCV Program. The City and County Section 8 Programs received a high performance rating for the fiscal year ending 06/30/11.
- * Ensure that the Housing Quality Standards (HQS) exceed minimum requirements by providing ongoing training for the inspectors, maintaining quality control measures, and including information pertaining to local codes. (Inspector training is ongoing and the supervisor performs weekly quality control inspections.)
- * Sustain customer satisfaction.
- *A Public Housing maintenance survey system is periodically used. Results have indicated a continued increase in satisfaction with the response time for maintenance repairs.

Concentrate on efforts to improve specific management functions:

- *The Housing Management Division has completed conversion to the Yardi Voyager software for Public Housing management. This system allows for more integrated completion of tenant processing, maintenance work orders, inventory, tax credit compliance, etc. Reporting features permits management to access more information on daily activities, timely monitoring of processes and a greater overview of the day to day operations of the AMP.
- * Landlord Outreaches were conducted in the spring and fall of 2011. Newsletters are sent to HCV participants and landlords on a semi-annual basis.
- *An active online data base for landlords to post vacant available apartments: <http://www.pimacountyhousingsearch.org> is being utilized.

Renovate or modernize public housing units:

- *HCD uses Capital Fund Program monies to continuously renovate Public Housing units. Projects from this past year included installing security doors, bathroom renovation, replacing evaporative cooling with air conditioning, exterior painting, replacing windows with dual pane glass, and initiating soil erosion control as noted on the attached form 50075.1.
- *HCD received a grant through the Department of Energy which has permitted the Department to make numerous dwelling improvements based upon need as required by the grant. A total of twelve (12) single family homes and one (1) multi-family site have been improved as a result of the grant..

Provide an improved living environment:

Encourage community participation in the improvement of neighborhoods:

* Last fiscal year the Housing and Community Development Department provided \$1,386,046 for 29 City Park public facility projects in low and moderate income neighbor hoods; and \$1,006,990 public service agency/programs , including the PHA's Family Self Sufficiency Program; and \$3,426,811 for assistance to 375 low income home owners to assist in home repairs; and provide \$7,025,444 to support the development of affordable rental units throught the community..

Implement public housing security improvements:

*Security doors have been installed at the entrances of several public housing developments located throughout the City. The installation of additional security cameras occur as the need arises at elderly/disabled facilities.

*Communication between housing staff and participants of the programs are being improved through periodic scheduling of resident meetings and circulation of newsletters. Additional mailings include meeting invitations, Resident Advisory Board recruitment, and other pertinent announcements. An activity schedule is also distributed monthly to elderly and disabled residents.

*Communication among Housing Assistance staff, clients, and landlords has improved and remains a Division priority.

Promote self-sufficiency and asset development of assisted households:

Increase the number and percentage of employed persons in households of assisted housing:

*The Family Self-Sufficiency Program continues to provide case management services (through HUD Grants) and offers access to job training programs and a scholarship program which provides assistance with tuition and books (through CDBG). At fiscal year end (6-30-11), 80 HCV client households were enrolled in the FSS program with client households having escrow accounts totaling \$63,104.

*The Family Self-Sufficiency Program continues to provide case management services (through HUD grants) and offers access to job training programs and a scholarship program which provides assistance with tuition and book (through CDBG and Section 3 funds). At fiscal year end, 84 Public Housing client households were enrolled in the FSS program with client households having escrow accounts totaling \$51,079.

*HCD continues to work in partnership with the Pima County One Stop and Lutheran Social Services to refer clients for skills assessment, training, and employment opportunities; Pio Decimo is to provide financial literacy classes; Family Housing Resources is to provide homeownership classes; YMCA Triangle Y Camp is to provide camper ships and Salvation Army is to provide Christmas assistance.

*HCD was awarded a ROSS 2010 Family Grant in the amount of \$240,000 to promote further self sufficiency activities for Public Housing families.

Provide or attract supportive services to improve assisted recipients' employability:

*The Family Self-Sufficiency Program provides case management services to connect FSS recipients with employment services in the community.

*HCD will continue the relationship with Pima County One Stop for employment related skills and services. The Department will take further advantage of this relationship to implement requirements for Section 3,

Provide or attract supportive services to increase independence for the elderly or families with disabilities:

*HCD collaborated with Lutheran Social Services of the Southwest to provide transportation services, and also contracts with Our Family Services to provide counseling and referral services to residents at Tucson House and Craycroft Towers.

Ensure equal opportunity and affirmatively further fair housing:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation/sexual identity, sexual preference, domestic partnership, marital status, ancestry and age.

*HCD employs bilingual staff, provides oral and written information in Spanish, and attends Fair Housing training annually.

*HCD continues to adhere to the Reasonable Accommodation policy for housing participants to ensure that fair housing goals are consistently addressed.

*HCD has developed a Limited English Proficiency policy that requires the collection of language information to ensure program participants can provide vital information.

*A Fair Housing Addendum to the Admissions and Continued Occupancy Plan for Public Housing and to the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County includes the following:

- Employment recruitment for the FSS Coordinator position.
- Marketing to all eligible persons with disabilities and limited English proficiency.
- Outlines the intent of making buildings and communication to facilitate applications and services delivery accessible to persons with disabilities.
- Providing fair housing counseling services or referrals to fair housing agencies.
- Providing information of how to file a fair housing complaint.
- Outlines homeownership goals.
- Record keeping standards.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

*Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Tucson and Pima County.

*Any single or cumulative annual change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 20% of the City of Tucson/Pima County Consortium's annual program budgets for Section 8 or public housing activities.

*A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, hurricanes civil unrest, or other unforeseen significant event.

*A mandate from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long range goals and objectives of the program.

	<p>* A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.</p> <p>A Significant Amendment or Modification to the Annual Plan and five-year Plans is defined as:</p> <p>*Changes of a significant nature to the rent or admissions policies or to the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County or the Public Housing Admissions and Continued Occupancy Policy (ACOP).</p> <p>*Resident on PHA Board Requirement: HCD held an election in early 2011. A Housing Choice Voucher participant, Wendy Smith, was elected as the new resident commissioner..</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number: City of Tucson Housing and Community Development Dpt / AZ004			Locality (City/County & State): Tucson, Arizona		Original 5-Year Plan___	Revision No:___
A.	Development Number and Name	Work Statement for Year 1 FFY_2012__	Work Statement for Year 2 FFY_2013_	Work Statement for Year 3 FFY_2014__	Work Statement for Year 4 FFY_2015__	Work Statement for Year 5 FFY_2016__
B.	Physical Improvements Subtotal	See Annual Statement	976,348.00	976,348.00	976,348.00	966,348.00
C.	Management Improvements		50,000.00	50,000.00	50,000.00	50,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		55,000.00	55,000.00	55,000.00	55,000.00
E.	Administration		135,150.00	135,150.00	135,150.00	135,150.00
F.	Other		10,000.00	10,000.00	10,000.00	10,000.00
G.	Operations		125,000.00	125,000.00	125,000.00	125,000.00
H.	Demolition					5,000.00
I.	Development					5,000.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$ 1,351,498.00	\$ 1,351,498.00	\$ 1,351,498.00	\$ 1,351,498.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA-Wide VUT/Vacancy Reduction		50,000.00	PHA-Wide VUT/Vacancy Reduction		50,000.00
	PHA-Wide site modifications including concrete, asphalt, landscaping, tree trim/removal		176,348.00	PHA-Wide site modifications including concrete, asphalt, landscaping, tree trim/removal		176,348.00
	PHA-Wide exterior building modifications including siding, roofs, gutters, tuckpointing		250,000.00	PHA-Wide exterior building modifications including siding, roofs, gutters, tuckpointing		250,000.00
	PHA-Wide interior modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, windows, appliances, ADA upgrades		250,000.00	PHA-Wide interior modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, windows, appliances, ADA upgrades		250,000.00
	PHA-Wide systems upgrades/maint including furnaces, air conditioners/coolers, water heaters, elevators		250,000.00	PHA-Wide systems upgrades/maint including furnaces, air conditioners/coolers, water heaters, elevators		250,000.00
	Subtotal of Estimated Cost		\$976,348.00	Subtotal of Estimated Cost		\$976,348.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA-Wide VUT/Vacancy Reduction		50,000.00	PHA-Wide VUT/Vacancy Reduction		50,000.00
	PHA-Wide site modifications including concrete, asphalt, landscaping, tree trim/removal		176,348.00	PHA-Wide site modifications including concrete, asphalt, landscaping, tree trim/removal		166,348.00
	PHA-Wide exterior building modifications including siding, roofs, gutters, tuckpointing		250,000.00	PHA-Wide exterior building modifications including siding, roofs, gutters, tuckpointing		250,000.00
	PHA-Wide interior modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, windows, appliances, ADA upgrades		250,000.00	PHA-Wide interior modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, windows, appliances, ADA upgrades		250,000.00
	PHA-Wide systems upgrades/maint including furnaces, air conditioners/coolers, water heaters, elevators		250,000.00	PHA-Wide systems upgrades/maint including furnaces, air conditioners/coolers, water heaters, elevators		250,000.00
	Subtotal of Estimated Cost		\$976,348.00	Subtotal of Estimated Cost		\$966,348.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _2012_	Work Statement for Year _4_ FFY _2015_		Work Statement for Year _5_ FFY _2016_	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement	PHA-Wide Management Improvements		PHA-Wide Management Improvements	
	Resident Initiative staff	5,000.00	Resident Initiative staff	5,000.00
	Resident Safety & Security	5,000.00	Resident Safety & Security	5,000.00
	Staff Training	5,000.00	Staff Training	5,000.00
	Information Technology/Software	35,000.00	Information Technology/Software	35,000.00
	PHA-wide Non-Dwelling Structures & Equipment		PHA-wide Non-Dwelling Structures & Equipment	
	Vehicles / Equipment	55,000.00	Vehicles / Equipment	55,000.00
	PHA-Wide Administration	135,150.00	PHA-Wide Administration	135,150.00
	PHA-Wide Other		PHA-Wide Other	
	Contingency	10,000.00	Contingency	10,000.00
	PHA-Wide Operations	125,000.00	PHA-Wide Operations	125,000.00
			PHA-Wide Demolition	5,000.00
			PHA-Wide Development	5,000.00
	Subtotal of Estimated Cost	\$375,150.00	Subtotal of Estimated Cost	\$385,150.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **City of Tucson Housing and Community Development Department**

Grant Type and Number: **Capital Fund Program Grant No: AZ20PO04501-12 Replacement Housing Factor Grant No: _____**

Date of CFFP: **5/31/12**

FFY of Grant: **2012**

FFY of Grant Approval: _____

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/12	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		270,300.00	0	0	0
3	1408 Management Improvements		135,150.00	0	0	0
4	1410 Administration (may not exceed 10% of line 21)		135,150.00	0	0	0
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		110,000.00	0		
8	1440 Site Acquisition					
9	1450 Site Improvement		154,000.00	0	0	0
10	1460 Dwelling Structures		460,000.00	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures		200,000.00	0	0	0
13	1475 Non-dwelling Equipment		86,898.00	0	0	0
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,351,498.00	0	0	0
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012	
PHA Name: City of Tucson Housing and Community Development Department	Grant Type and Number Capital Fund Program Grant No.: AZ20POO4501-12 Date of CFFP: _____	Replacement Housing Factor Grant No:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/12	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	FFY of Grant Approval:	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Expended
Signature of Executive Director	Date	Obligated	Date
<i>Albert E. Jones</i>	6-13-2012		
		Signature of Public Housing Director	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: City of Tucson Housing and Community Development Department		Grant Type and Number Capital Fund Program Grant No: AZ20P004501-12 Replacement Housing Factor Grant No:			CFFP (Yes/No):		Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
300110 110	Site landscaping/paving Repair building components	1450 1460		13,000 40,000	13,000 40,000			not started not started	
400111 111	Site landscaping/paving Repair building components	1450 1460		19,000 57,000	19,000 57,000			not started not started	
500112 112	Site landscaping/paving Repair building components	1450 1460		24,000 71,000	24,000 71,000			not started not started	
600113 113 113	Site landscaping/paving Repair building components Repair non-dwelling structure	1450 1460 1470		24,000 73,000 0	24,000 73,000 200,000			not started not started not started	
000048 114	Site landscaping/paving Repair building components	1450 1460		42,000 126,000	42,000 126,000			not started not started	
100115 115	Site landscaping/paving Repair building components	1450 1460		5,000 14,000	5,000 14,000			not started not started	

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: City of Tucson Housing and Community Development Department	Grant Type and Number Capital Fund Program Grant No: AZ20PO04501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
---	--	---

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/12	Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Revised Annual Statement (revision no:3) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	352,051.00	0	31,851.00	31,851.00	
3	1408 Management Improvements	36,000.00	115,585.50	155,585.50	155,585.50	
4	1410 Administration (may not exceed 10% of line 21)	176,025.50				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	150,000.00	189,000.00	9,996.18	9,996.18	
10	1460 Dwelling Structures	1,046,178.50	896,684.00	540,234.86	343,407.86	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures		200,000.00	0	0	
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,760,255.00	1,556,855.00	737,667.54	540,840.54	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	0				
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	0				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011	
PHA Name: City of Tucson Housing and Community Development Department		Grant Type and Number Capital Fund Program Grant No.: AZ220PO04501-11 Date of CFFP: _____	Replacement Housing Factor Grant No:
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/12 <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:3) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
Signature of Executive Director		Date	Date
<i>Robert Elias</i>		6-13-2012	Signature of Public Housing Director
		Obligated	Expended

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: City of Tucson Housing and Community Development Department		Grant Type and Number Capital Fund Program Grant No: AZ20P004501-11 Replacement Housing Factor Grant No:			CFFP (Yes/ No):		Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
300110 110	Site landscaping/paving Repair building components	1450 1460		33,000 200,000	35,000 150,000	0 116,468.30	0 76,468.30	not started in progress	
400111 111	Site landscaping/paving Repair building components	1450 1460		33,000 200,000	30,000 120,000	9,744.18 85,875.76	9,744.18 39,091.76	in progress in progress	
500112 112	Site landscaping/paving Repair building components	1450 1460		33,000 200,000	35,000 200,000	252.00 111,353.08	252.00 91,353.08	in progress in progress	
600113 113 113	Site landscaping/paving Repair building components Repair non-dwelling structure	1450 1460 1470		33,000 200,000 0	40,000 333,684 200,000	0 190,494.98 0	0 112,494.98 0	not started in progress not started	
000048 114	Site landscaping/paving Repair building components	1450 1460		3,000 146,178.50	0 15,000	0 12,704.74	0 12,704.74	not started in progress	
100115 115	Site landscaping/paving Repair building components	1450 1460		3,000 20,000	7,000 12,000	0 6,366.00	0 6,366.00	not started in progress	

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

² To be completed for the Performance and Evaluation Report.



MEMORANDUM

DATE: August 8, 2012

FROM: Sally Stang, Deputy Director

SUBJECT: Resident Advisory Board and Public Comments

The Resident Advisory Board convened on Friday, July 20, 2012 from 11:00am – 3:00pm and reviewed the Proposed PHA Plan, Admissions and Continued Occupancy Policy, Administrative Plan, Rolling 5 Year Capital Improvement Plan, and the Annual Capital Fund Performance and Evaluation Reports for the open Grant Years of 2011 and 2012.

Following are the written public comments received during the 45 day comment period with identifying information redacted.

[REDACTED]
1501 N Oracle Road Apt [REDACTED]
Tucson, AZ 85705
520-240-9609

Housing and Community Development Department
Attn: Sally Stang
310 North Commerce Park Loop - P.O. Box 27210
Tucson, AZ 85726-7210

July 25, 2012

To Ms. Stang:

On July 17, 2012 I received a correspondence dated for July 6, 2012 in reference to a Draft of the Proposed Changes from the Resident Advisory Board regarding my current lease agreement, and scheduled rent due dates.

Currently, the lease indicates that my rent is due the 1st day of each month, and is considered delinquent after the 10th day of said month. After the 10th business day, the rent is considered late, and a \$25.00 late fee will be incurred. The proposed change moves the late fee date up by five days.

The scheduled disbursement date for my Social Security check is on the 3rd Wednesday of each month, and is also the day in which I mail my rent check. Most of the time my rent checks do not clear until the 1st or 3rd of the following month. Enclosed is a copy from the City of Tucson showing a four month history of my checks clearing since April of this year.

I think mail is now being sent to Phoenix and then sent back to Tucson, this creates a delay time in which the checks are processed through the City of Tucson. While I do understand that the City of Tucson processes hundreds of checks each month, I do not feel that having a due date of the 1st of the month with only a 4 day grace period before a late fee is imposed, is reasonable.

If this draft is being considered by the City of Tucson, will the City have a place where residents can take their payments and drop them off directly to the Housing and Community Development Department at 310 North Commerce Park Loop, P.O. Box 27210, Tucson, AZ 85726-7210 in order for the resident to receive a dated receipt of payment given on that date in order to avoid a late fee?

Respectfully,

[REDACTED]
Enc:

From: [REDACTED]
To: <Sally.Stang@tucsonaz.gov>
CC: [REDACTED]
Date: 8/2/2012 4:55 PM
Subject: Proposed changes in the Admissions and Continued Occupancy Policy

August 2, 2010

Sally Stang
Deputy Director
Housing and Community Development Department
310 N. Commerce Park Loop, P.O. Box 27210

Dear Sally,

Thank you for your letter dated 6/6/12, with email and street addresses for Tucson Public Housing Residents to send comments on the proposed Admissions and Continued Occupancy Policy.

I am concerned by Section 2(B) of the Public Housing Dwelling Lease Part I, which requires that Residents' get their rent checks to the City by the 5th of each month. The present policy allows payment up to the 10th day, before the rent is considered delinquent.

It seems an undue burden to back the days five days closer to the 1st. My Social Security Assistance sometimes does not arrive until days into the new month.

Sincerely,

[REDACTED]
1501 N. Oracle Road [REDACTED]
Tucson, Arizona 85705-7255

August 2, 2012


1501 N. Oracle Road, Apartment 
Tucson, Arizona 85705-7255

Sally Stang
Deputy Director
Housing and Community Development Department
310 N. Commerce Park Loop, P.O. Box 27210
Tucson, Arizona 85726-7210

Dear Sally,

I recently received a copy of the proposed Admissions and Continued Occupancy Policy changes, along with your 6/6/12 letter, inviting comments, and explaining that the pending changes were designed to (1) maximize federal funding levels, (2) better address the housing needs of Public Housing residents, and (3) help the Public Housing Authority (PHA) achieve and maintain a ninety-eight percent occupancy rate.

As a Tucson House resident, I question the change in the *Public Housing Dwelling Lease Part I, Section 2(B)*, which assigns a \$25 fee on rent payments not received by the 5th day of the month. **Please change the due date the 10th day of the month.**

Many Public Housing residents live alone on modest monthly checks that can arrive on the 3rd or 4th day of the month. If a resident is incapacitated or in the hospital for a day or two, the \$25 fee may be inescapable. It seems an undue burden upon your Public Housing residents.

Did HUD feel that a \$25 fee would minister to the housing needs of Public Housing residents, help generate federal funds or help the PHA achieve and maintain a high rate of occupancy? Was the new delinquent date decided by vote? If so please, ask those who wanted it to identify themselves publicly.

Every month Tucson House residents receive by mail a "rent due" statement, with addressed envelope for mailing rent checks to the City of Tucson. Sometimes the invoices do not arrive until early in the month. But by the 10th day of the month most rents are paid. Please do not change the current system for collecting rent. If an undue number of rent checks are delinquent, please do not respond in a manner that may *increase* delinquency rates.

Thank you for this opportunity to comment on the new Admissions and Occupancy Policy.

Sincerely,

Chapter 14

GRIEVANCES AND APPEALS

INTRODUCTION

This chapter discusses grievances and appeals pertaining to PHA actions or failures to act that adversely affect public housing applicants or residents. The policies are discussed in the following three parts:

Part I: Informal Hearings for Public Housing Applicants. This part outlines the requirements and procedures for informal hearings for public housing applicants.

Part II: Informal Hearings with Regard to Noncitizens. This part discusses informal hearings regarding citizenship status and where they differ from the requirements for general applicant and tenant grievances.

Part III: Grievance Procedures for Public Housing Residents. This part outlines the requirements and procedures for handling grievances for public housing residents.

Note that this chapter is not the PHA's grievance procedure. The grievance procedure is a document separate from the ACOP. This chapter of the ACOP provides the policies that drive the grievance procedure.

PART I: INFORMAL HEARINGS FOR PUBLIC HOUSING APPLICANTS

14-I.A. OVERVIEW

When the PHA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal hearing. HUD regulations do not provide a structure for or requirements regarding informal hearings for applicants (except with regard to citizenship status, to be covered in Part II). This part discusses the PHA policies necessary to respond to applicant appeals through the informal hearing process.

 want # 18789
I get paid on the 3rd of the month. I have to go get money orders, mail them, they go to Phoenix and then back to Tucson. There is no way the rent will get to your office by the 5th of the month. I would have to set up transportation to get to the office as I have none. If the 3rd is on a Friday then every person on social security would have to pay either late fees or hot check fees every month. It is not fair.

From: [REDACTED]
To: <Sally.Stang@tucsonaz.gov>
CC: [REDACTED]
Date: 8/2/2012 5:50 PM
Subject: Proposed Changes in the Admissions and Continued Occupancy Policy

August 2, 2010

Sally Stang
Deputy Director
Housing and Community Development Department
310 N. Commerce Park Loop , P.O. Box 27210

Dear Sally,

In mid-July I received a copy of the Admissions and Continued Occupancy Policy.

With the Policy was your 6/6/12 letter inviting comments and explaining that the proposed changes were designed to (1) maximize federal funding levels, (2) better address the housing needs of Public Housing Residents and (3) assist the Public Housing Authority (PHA) in achieving and maintaining a 98% occupancy rate.

As for the goal of maximizing federal funding levels, I appreciate you trying to make good use of public assets. I have a budget myself. At the end of the month I am grateful to have \$10 to \$50 in my bank account. For me, paying bills on any date before the third of each month is almost impossible, and that is why I do not pay any of my bills before the third. With the current system of not having our rent overdue until after the tenth of the month, I am able to pay my rent on time. So I ask that the new Policy continue as it is now regarding rent being overdue after the tenth of the month.

In regard to my housing needs as a Public Housing Resident, I do not see how advancing the rent due date by five days will do anything but place me under undue, unnecessary pressure.

Lastly, I do not see how the change in the rent due date will assist the PHA in achieving and maintaining a high occupancy rate.

Please do not make me choose between mailing a check with insufficient funds until the third of the month, and being very concerned that a check mailed on the third of the month may not get there on time and incur a \$25 fine.

Thank you for your time and effort in this matter.

Sincerely,

[REDACTED]
1501 N. Oracle Road, Apartment [REDACTED]
Tucson , Arizona 85705-7246

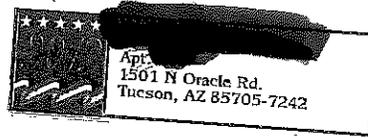
PS: A friend helped me with this letter.

I am 94 years old and have
lived in the Tucson House
for 34 years.

I receive my Social Security
check on the 3rd of each month.
The 3rd falls on Friday for the
month of August and I would
appreciate you telling me how
I can get my rent paid by the
5th which is on a Sunday.

Thank you

July 24, 2012



Dear Ms. Stang,

Many people get their
SSI checks on the 3rd of each
month. It IS impossible to
get Rent checks on the 5th Day
of the month. Especially when the
Cherrybell Post office IS moving to
Phoenix.

Please Do Not make this
change to the 5th Day.

Thank You

[REDACTED] 1523
Apt. [REDACTED]
1501 N. ORACLE RD.
TUCSON, AZ 85705

August 2, 2010

Sally Stang
Deputy Director
Housing and Community Development Department
310 N. Commerce Park Loop , P.O. Box 27210

Dear Sally,

In mid-July I received a copy of the Admissions and Continued Occupancy Policy.

With the Policy was your 6/6/12 letter inviting comments and explaining that the proposed changes were designed to (1) maximize federal funding levels, (2) better address the housing needs of Public Housing Residents and (3) assist the Public Housing Authority (PHA) in achieving and maintaining a 98% occupancy rate.

As for the goal of maximizing federal funding levels, I appreciate you trying to make good use of public assets. I have a budget myself. At the end of the month I am grateful to have \$10 to \$50 in my bank account. For me, paying bills on any date before the third of each month is almost impossible, and that is why I do not pay any of my bills before the third. With the current system of not having our rent overdue until after the tenth of the month, I am able to pay my rent on time. So I ask that the new Policy continue as it is now regarding rent being overdue after the tenth of the month.

In regard to *my* housing needs as a Public Housing Resident, I do not see how advancing the rent due date by five days will do anything but place me under undue, unnecessary pressure.

Lastly, I do not see how the change in the rent due date will assist the PHA in achieving and maintaining a high occupancy rate.

Please do not make me choose between mailing a check with insufficient funds until the third of the month, and being very concerned that a check mailed on the third of the month may not get there on time and incur a \$25 fine.

Thank you for your time and effort in this matter.

Sincerely,

[Redacted Signature]
1501 N. Oracle Rd.

Tucson
House

P.S. a friend
helped with
this letter.

[REDACTED]
1501 N. Oracle Rd. Apt. [REDACTED]
Tucson, AZ 85705
520 237 8265

August 3, 2012

Housing and Community Development Department
Attn: Ms. Sally Stang
310 N. Commerce Park Loop, PO Box 27210
Tucson, AZ 85726-7210

Dear Ms. Stang:

In response to your letter dated July 6, 2012, soliciting comments on the new PHA leasing document (revised 8/8/2012), submitter below are my comments.

- 1) Residents that receive their Social Security benefits on the 3rd of the month will not have the time to mail their rent payment to the City and be in compliance. They would have to "walk" their payment to the office. Note the Cherry Bell Postal Facility is slated to be closed and local mail will be routed via Phoenix, thus increasing mailing delays. It should be stated rent payments due, when the 5th day of the month falls on a legal holiday or weekend, are due the next business day (page 2, Section B).
- 2) Per the Federal Communications Commission (FCC) rules, tenants do not need to obtain prior permission to install satellite dishes, providing the dish in on the balcony (Page 10, Section H and Page 9, Section 3-B).
- 3) There should be a section on "quiet hours;" that is no loud music and so forth between the hours of, for example, 9PM to 8 AM on weekdays and 10PM to 9 AM on Fridays and Saturdays.
- 4) The section including the reference to "loud and obnoxious" behavior (page 8, section Q-1) might be more effective if it was expanded to include; vulgar language, abusive acts or language, hostility, physical aggression and intimidation.

Thank you.

Sincerely,
[REDACTED]

(Mrs.) [REDACTED]

Attachments:
Social Security Payment Calendar
FCC Satellite Dish Ruling (excerpt)

Schedule Of Social Security Benefit Payments 2012



JANUARY 2012						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY 2012						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

MARCH 2012						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

APRIL 2012						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MAY 2012						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JUNE 2012						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JULY 2012						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST 2012						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER 2012						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

OCTOBER 2012						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

NOVEMBER 2012						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

DECEMBER 2012						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Benefits paid on	Birth date on
Second Wednesday	1 st – 10 th
Third Wednesday	11 th – 20 th
Fourth Wednesday	21 st – 31 st

-  Supplemental Security Income (SSI)
-  Beneficiaries receiving benefits prior to May 1997 or receiving both Social Security benefits and SSI payments

Please allow three additional mailing days before contacting the Social Security Administration to report nonreceipt of your payment.

www.socialsecurity.gov



Social Security Administration
SSA Publication No. 05-10031
ICN 456100
Unit of Issue - HD (one hundred)
January 2011 (Destroy prior editions)

 Printed on recycled paper

For additional information about the Commission's RF exposure limits, please visit <http://www.fcc.gov/oet/rfsafety> or call the RF Safety Information Line at 202-418-2464.

Q: Whose antenna restrictions are prohibited?

A: The rule applies to restrictions imposed by local governments, including zoning, land-use or building regulations; by homeowner, townhome, condominium or cooperative association rules, including deed restrictions, covenants, by-laws and similar restrictions; and by manufactured housing (mobile home) park owners and landlords, including lease restrictions. The rule only applies to restrictions on property where the viewer has an ownership or leasehold interest and exclusive use or control.

Q: If I live in a condominium or an apartment building, does this rule apply to me?

A: The rule applies to antenna users who live in a multiple dwelling unit building, such as a condominium or apartment building, if the antenna user has an exclusive use area in which to install the antenna. "Exclusive use" means an area of the property that only you, and persons you permit, may enter and use to the exclusion of other residents. For example, your condominium or apartment may include a balcony, terrace, deck or patio that only you can use, and the rule applies to these areas. The rule does not apply to common areas, such as the roof, the hallways, the walkways or the exterior walls of a condominium or apartment building. Restrictions on antennas installed in these common areas are not covered by the Commission's rule. For example, the rule would **not** apply to restrictions that prevent drilling through the exterior wall of a condominium or rental unit and thus restrictions may prohibit installation that requires such drilling.

Q: Does the rule apply to condominiums or apartment buildings if the antenna is installed so that it hangs over or protrudes beyond the balcony railing or patio wall?

A: No. The rule does not prohibit restrictions on antennas installed beyond the balcony or patio of a condominium or apartment unit if such installation is in, on, or over a common area. An antenna that extends out beyond the balcony or patio is usually considered to be in a common area that is not within the scope of the rule. Therefore, the rule does not apply to a condominium or rental apartment unit unless the antenna is installed wholly within the exclusive use area, such as the balcony or patio.

Q: Does the fact that management or the association has the right to enter these areas mean that the resident does not have exclusive use?

A: No. The fact that the building management or the association may enter an area for the purpose of inspection and/or repair does not mean that the resident does not have exclusive use of that area. Likewise, if the landlord or association regulates other uses of the exclusive use area (e.g., banning grills on balconies), that does not affect the viewer's rights under the Commission's rule. This rule permits persons to install antennas on property over which the person has *either* exclusive use *or* exclusive control. Note, too, that nothing in this rule changes the landlord's or association's right to regulate use of exclusive use areas for other purposes. For example, if the lease prohibits antennas and flags on balconies, only the prohibition of antennas is eliminated by this rule; flags would still be prohibited.

Q: Does the rule apply to residents of rental property?

A: Yes. Effective January 22, 1999, renters may install antennas within their leasehold, which means inside the dwelling or on outdoor areas that are part of the tenant's leased space and which are under the exclusive use or control of the tenant. Typically, for apartments, these areas include balconies, balcony railings, and terraces. For rented single family homes or manufactured homes which sit on rented property, these areas include the home itself and patios, yards, gardens or other similar areas. If renters do not have access to these outside areas, the tenant may install the antenna inside the rental unit. Renters are not required to obtain the consent of the landlord prior to installing an antenna in these areas. The rule does not apply to common areas, such as the roof or the exterior walls of an apartment building. Generally, balconies or patios that are shared with other people or are accessible from other units are not considered to be exclusive use areas.

Q: Are there restrictions that can be placed on residents of rental property?

A: Yes. A restriction necessary to prevent damage to leased property may be reasonable. For example, tenants could be prohibited from drilling holes through exterior walls or through the roof. However, a restriction designed to prevent ordinary wear and tear (e.g., marks, scratches, and minor damage to carpets, walls and draperies) would likely not be reasonable provided the antenna is installed wholly within the antenna user's own exclusive use area. In addition, rental property is subject to the same protection and exceptions to the rule as owned property. Thus, a landlord may impose other types of restrictions that do not impair installation, maintenance or use under the rule. The landlord may also impose restrictions necessary for safety or historic preservation.

7/27/12

[REDACTED]
1501 N. Oracle Rd # [REDACTED]
Tucson, AZ 85705
Ph- 342- 7650

to: Sally Stang
Deputy Director
Housing and Community Dev. DPE

re: Time of Rent due:

Dear Sally Stang:

I am deeply concerned about the time period in which my rent can be due no later than the 5th of every month, or I'll be charged a \$25.00 late fee.

I do not receive my SSD benefits until the 3rd of every month, and I noticed from my bank statements that my payment usually doesn't get posted until the 8th or 9th of each month. I send my payment the 3rd of each month. This proposal would cause a great hardship on me. I cannot afford \$25.00 late fees each month.

Thank you for your time to read this
[REDACTED]

August 2, 2010

Sally Stang
Deputy Director
Housing and Community Development Department
310 N. Commerce Park Loop , P.O. Box 27210

Dear Sally,

In mid-July I received a copy of the Admissions and Continued Occupancy Policy.

With the Policy was your 6/6/12 letter inviting comments and explaining that the proposed changes were designed to (1) maximize federal funding levels, (2) better address the housing needs of Public Housing Residents and (3) assist the Public Housing Authority (PHA) in achieving and maintaining a 98% occupancy rate.

As for the goal of maximizing federal funding levels, I appreciate you trying to make good use of public assets. I have a budget myself. At the end of the month I am grateful to have \$10 to \$50 in my bank account. For me, paying bills on any date before the third of each month is almost impossible, and that is why I do not pay any of my bills before the third. With the current system of not having our rent overdue until after the tenth of the month, I am able to pay my rent on time. So I ask that the new Policy continue as it is now regarding rent being overdue after the tenth of the month.

In regard to *my* housing needs as a Public Housing Resident, I do not see how advancing the rent due date by five days will do anything but place me under undue, unnecessary pressure.

Lastly, I do not see how the change in the rent due date will assist the PHA in achieving and maintaining a high occupancy rate.

Please do not make me choose between mailing a check with insufficient funds until the third of the month, and being very concerned that a check mailed on the third of the month may not get there on time and incur a \$25 fine.

Thank you for your time and effort in this matter.

[REDACTED]
Tucson House

8-3-12

Please continue to have rents due
on the tenth and not on the first each
month.

[REDACTED]

TH [REDACTED]

July 6, 2012

If you are a person with a disability and require a reasonable accommodation related to either reviewing the documents or attending the hearing please call 520-837-5402. Interpreters can be made available at the public hearing upon request.

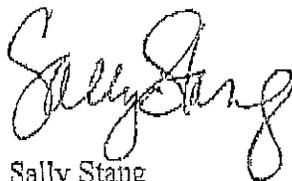
Comments can be sent to:

Housing and Community Development Department
Attn: Sally Stang
310 N. Commerce Park Loop, P.O. Box 27210
Tucson, AZ 85726-7210

or you can e-mail comments to Sally.Stang@tucsonaz.gov.

Your participation in implementing changes to these documents is appreciated.

Sincerely,



To: Sally Stang
Deputy Director
Housing and Community Development Department

Comments-

7/27/12

RE: New Lease form by PHA Section 2, part B - rent
"... shall be delinquent after 5th day of the month."
This is a major hardship for those receiving ~~total~~ disability
income on the 3rd of each month. There is no time to
meet the rental payment due date. Will result in late fees.
Not fair to tenants.

 Tucson House

p 300-5486



**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7-1-12 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

City of Tucson/Pima County

PHA Name

AZ004 & AZ033

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

xx Annual PHA Plan for Fiscal Years 2012 - 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Albert Elias	Title Director
Signature 	Date 4-5-12

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

City of Tucson

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Albert Elias

Title

Housing and Community Development Department Director

Signature

X

Date

April 5, 2012

Certification of Payments to Influence Federal Transactions

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

Applicant Name

City of Tucson

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Albert Elias

Title

Housing and Community Development Department Director

Signature



Date (mm/dd/yyyy)

4/05/2012

Attachment to HUD-50070 & HUD-50071

Applicant Name:

City of Tucson as lead agency for the City of Tucson and Pima County PHA Plan Consortium

Program/Activity Receiving Federal Grant Funding:

Public Housing, Housing Choice Vouchers, Mod Rehab, SRO, HOPWA, Mainstream, Shelter Plus Care, & Supportive Hsg.

Sites for Work Performance:

310 N. Commerce Park Loop, Tucson, Pima, AZ 85745

1501 N. Oracle Road, Tucson, Pima, AZ 85705

101 W. Irvington Road, #4B, Tucson, Pima, AZ 85746

4015 E. Fairmount, Tucson, Pima, AZ 85712

8123 E. Poinciana Drive, Tucson, Pima, AZ 85730

1425 E. Warehouse Avenue, Tucson, Pima, AZ 85719

464 W. La Paz #1, Tucson, Pima, AZ 85701 (Posada Sentinel Mgmt. Office)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 7 & 8	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: N/A CFDA Number, if applicable: _____	
8. Federal Action Number, if known: Not known	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Elbert Elias</u> Print Name: <u>Elbert Elias</u> Title: <u>Director, Housing and Community Development</u> Telephone No.: <u>520-791-4171</u> Date: <u>4-15-12</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

City of Tucson

AZ004 & AZ0033

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Albert Elias

Title

City of Tucson Housing and Community
Development Department Director

Signature



Date

04/05/2012

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Albert Elias the City of Tucson Housing and Community Development
Department Director certify that the Five Year and
Annual PHA Plan of the City of Tucson Housing Authority is consistent with the Consolidated Plan of
City of Tucson prepared pursuant to 24 CFR Part 91.



Albert Elias, 4-1-12

Signed / Dated by Appropriate State or Local Official