

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 4/30/2011
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1.0	PHA Information PHA Name: <u>City of Tucson Housing & 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>07/01/2015</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>5512</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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	4635
	PHA 2:	AZ033	Pima Co. HCV			877
	PHA 3:					
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: To make Tucson "Home for Everyone" by engaging in direct services and partnerships that provide improved housing choices, stable neighborhoods, healthy residents and a culturally unique community featuring efficient and attractive places for present and future generations.					
5.2	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. A. Objectives and Goals Plan Objective I. Increase the availability of decent, safe, and affordable housing Goal 1. Expand Supply a. Apply for additional rental vouchers when available. b. Leverage other funds to create additional housing opportunities such as Low Income Housing Tax Credits (LIHTC), HOME and bond financing and RAD if feasible. In doing so, commit to: 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. Goal 2. Improve Quality of Assisted Housing a. Attain high performer status in accordance with PHAS scoring. b. Attain 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: f.1. providing voucher mobility counseling. f.2. maintain site based waiting lists. g. Continue to analyze the feasibility of Rental Assistance Demonstration (RAD).					

Objective II. Improve the quality of life and economic vitality; promote self-sufficiency and homeownership.**Goal 1. Program Enhancements**

- 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.

Goal 2. Promotion of Self Sufficiency

- 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.

Objective III. Ensure equal Opportunity in Housing**Goal 1. Affirmative Measures**

- 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 (AI).
- 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.
- d. Implement and enforce Section 3 requirements when appropriate.

B. Self Analysis of previous goals as stated in the 5 year plan. See #10 titled "additional information."

6.0 PHA Plan Update

- (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.

A. Revisions: The following PHA Plan elements have been revised since the last submission:

1. The Policy contains minor revisions approved by the PHA Board on April 8, 2014 and implemented July 1, 2014. A revision for a substantial amendment was approved by the PHA Board on July 8, 2014 and implemented October 1, 2104.
2. The Section 8 Housing Choice Voucher Program Administrative Plan contains minor revisions approved by the PHA Board on April 8, 2014 and implemented July 1, 2014.
3. Changes to the ACOP and Section 8 Housing Choice Voucher Program Administrative Plans for the 2014 are as follows:
 - a. The Admissions and Continued Occupancy Policy (ACOP) has been revised to create a \$25 incentive for families who are leaving the program to move out between the second and fifth of the month. The intent is to limit potential loss from vacant unit months. De-federalized funds will be used for the incentive payments.
 - b. Public Housing unit transfer policies will change for families who are over or under housed. Each family will be placed on all site based wait lists with the needed bedroom size and will be afforded up to three unit offers which may occur from the same or different waiting lists. The amount of time to physically transfer from one unit to another will change from fifteen (15) days to one day per every 300 square feet of the current unit or a portion of.
 - c. Clarification of income limit for public housing using the VLI definition.
 - d. Update to income exclusions contained in 24 CFR 5.6 (c) from FR Notice dated 5/20/14.
 - e. Update to Income Targeting Requirement and ELI definition to a family whose annual income is at or below the federal poverty or 30% AMI, whichever is higher.
 - f. Update to Service Animal and Assistance Animal Definitions and verification of need, based on FHEO Notice 2013-01.
 - g. Clarification of how payments are posted against charges owed.
 - h. Clarification of applicability of preferences on the Public Housing waiting lists. This includes the applicant preferences, preferences related to transfers and a homeless preference for referral based applicants only in accordance with PIH Notice 2013-15.
 - i. The PHA has included changes into the policy based on the Federal Register, dated January 6, 2015, for Streamlining Administrative Regulations should it become permissible to implement.
 - j. Annual Recertifications may be completed by mail should it become advantageous to do so.
 - k. Both the Admissions and Occupancy Policy and Section 8 Housing Choice Voucher Program Administrative Plans have been amended to restructure repayment agreements to the agency. Public housing residents may enter into agreements with good cause as outlined or with approval for extenuating circumstances by the PHA Administrator. Once an agreement has been completed, families may not enter another agreement for a period of six months. Policy establishes a minimum debt for a plan and time frames for repayments of debts of \$500 or less.
 - l. Clarification of a preference for both programs for Displaced by Government includes condemning of a residence by a building code agency.
 - m. The Plans have been revised for compliance with the Equal Access Rule. Sections for eligibility, selection and admissions for both programs reflect changes to the definition of a family and to provide equal access regardless of sexual orientation, gender identity, or marital status.
 - n. In accordance with the policy changes specific to the FY 2014 Omnibus Funding Bill the PHA shall incorporate the following provisions:
 1. Require that flat rents for higher income public housing tenants to be set at no lower than 80% of applicable Fair Market Rent. The flat rents that are set at 80% of FMR will be reduced by the utility allowance, if any.
 - o. Both plans are updated to include "sexual assault" in references to the rule throughout the plans.
 - p. The plans have been revised to state that color copies will be 50 cents per page.
 - q. Section 8 Housing Choice Voucher Program Administrative Plan is being revised to state that there will be preferences for; residency, limited referral based homeless and FUP youth whose 18 months of FUP assistance has expired.
 - r. Section 8 Housing Choice Voucher Program Administrative Plan is being revised to state that there will be targeted funding and preference points for; FUP, VASH, NED, and Mainstream.
 - s. We will pursue expanding our Project Based Voucher program to a cap of 260 units and allow SRO's only in this program and MOD Rehab. PBV will also allow exceptions to the 25% cap for families receiving supportive services.
 - t. We will allow receiving supportive services as an exemption unit in our Project Based Voucher program.
 - u. Section 8 Housing Choice Voucher Program Administrative Plan will be revised to allow overlapping for a maximum of 10 days.
 - v. Our Section 8 Program will adopt triennial re-certifications, once it is allowed.
 - w. Section 8 Housing Choice Voucher Program Administrative Plan will be revised to define negligible income as less than \$2,400.
 - x. Family Obligations in the Section 8 Program will be revised to clearly state that clients must be able to receive mail at all times.
 - y. Should it pass, we will adopt the option to charge re-inspections fees to Section 8 Landlords when the owner reports that an HQS violation has been corrected but inspection reveals that the violation still exists. The optional reasonable fee will not be charged to applicants or participants.
 - z. Should the regulations governing the earned income disallowance be revised, we will adopt this.
 - aa. The waiting list for the Section 8 Program will no longer be based on a lottery system. Applicants will now apply through an on-line portal and the waiting list will be by date and time and remain continuously open. We will maintain a separate waiting list for Mainstream and each project based project.
 - bb. Section 8 Housing Choice Voucher Program Administrative Plan will be revised to state that if and RTA was submitted prior to the expiration of the voucher and is subsequently disapproved by the PHA (after the voucher has expired), tolling days will be granted.
 - cc. Section 8 Housing Choice Voucher Program Administrative Plan will be revised to state that overpayments caused by staff error will be paid out of Admin and not charged to the participants.

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** – Tucson House, MLK Apartments, Lander Gardens and Silverbell Homes.
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. The Housing Management Division has applied for the Emergency Safety and Security Grant for Posadas Sentinel in response to an increase in criminal activity.
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 three minor findings which have been resolved.
12. **Asset Management** –
 - Housing Management has converted to 13 site based wait lists throughout the community to afford applicants more choice regarding the areas in which they would like to reside.
 - Provided training to staff for wait list management to decentralize eligibility to the management offices. Additional training will be provided in the future for the agency referrals for homeless populations.
 - Completed the combination of two management offices into one location to share resources and staff for efficiency and cost reduction.
 - A portion of the agency reorganization has been completed to provide for one administrator for both the Housing Management and Housing Assistance. The finance staff for both divisions are combined to allow for the sharing of resources, cross training and program efficiency.
 - Implemented a preventive maintenance program which is currently managed through a fee for service payable to the AMP's.
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.
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>

6.0

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2015 grants)		
a) Public Housing Operating Fund	4,659,000	
b) Public Housing Capital Fund	889,250	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	32,549,410	
f) Resident Opportunity and Self-Sufficiency Grants	204,960	
g) Community Development Block Grant	18,000	Public Housing Supportive Services
Other Federal Grants (list below) Misc. Capacity		
Housing Opportunities for People With Aids	36,490	Section 8 Other
Positive Housing Opportunities	-	Section 8 Other
Family Unification Program	1,006,540	Section 8 Other
Veteran's Affairs Supportive Housing	4,082,250	Section 8 Other
Mainstream Program Vouchers	347,840	Section 8 Other
Non-Elderly Disabled Vouchers	168,890	Section 8 Other
Multifamily Operating	208,200	Section Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	-	Public Housing Capital Improvements
Family Self Sufficiency Coordinator Grant	66,640	Section 8 Supportive Services
Resident Opportunity and Self Sufficiency Grant	230,680	Public Housing Supportive Services
Positive Housing Opportunities	183,870	Section 8 Other
Housing Opportunities for People With Aids	802,210	Section 8 Other
3. Public Housing Dwelling Rental Income	3,939,350	Public Housing Operations
4. Other Income (list below)		
Multifamily Tenant Income	110,510	Multifamily Housing
5. Non-federal sources (list below)		
Arizona Department of Health Services/Arizona Department of Housing Bridge Subsidy Program	409,300	Section 8 Other
Central Office Cost Center Fees/Other Rents	1,900,780	Public Housing Operations
Central Office Cost Center Fees-Section 8 Program	1,517,010	
Non-ACC Rental Tenant Income	1,455,100	Affordable Housing
Other Non-ACC Program Related Income	141,560	
Development Program Income	117,500	Affordable Housing
Total resources	55,045,340	

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 Choice Neighborhoods project has not been identified, the PHA reserves the right to pursue 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: HDCC 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. The PHA may convert Housing Choice Vouchers to Project Based Vouchers up to the maximum allowed by HUD as available and advantageous through a fair and equitable Request for Proposal process as specified in Chapter 17 of the Administrative Plan. In FY 2015 the PHA converted an additional 60 HCVs to project based vouchers to support homeless veterans with agency sponsored supportive services that are otherwise not participating in the HUD-VASH program. In FY 2016 the PHA will convert an additional 200 Housing Choice Vouchers to Project Based Vouchers to support rehabilitation and development of affordable housing or to preserve housing resources lost due to loss of funding because of HUD's change in priorities for the Continuum of Care Programs away from transitional housing to permanent supportive and rapid re-housing.</p>
7.0	<p>51 HOMES Program: HCD piloted a 27 HCV voucher program 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 preference, housing first modeled program.</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. – See attached</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. <i>See attached</i></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>

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.

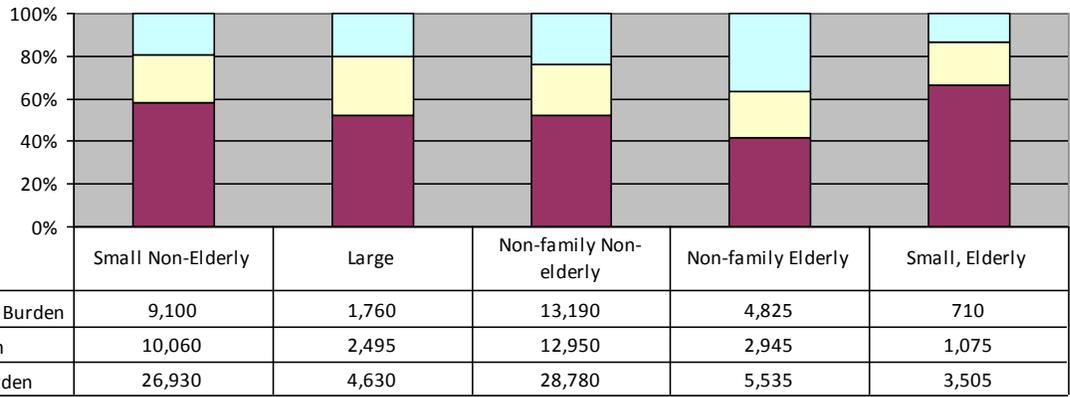
Housing Needs of Families by Type

HUD Table 6 - Total Households Table (Pima County)					
AMI	0-30%	>30-50%	>50-80%	>80-100%	>100%
Households	44,277	42,424	61,210	37,219	382,380
Small Family	12,195	12,239	20,930	12,488	148,781
Large Family	3,780	3,438	5,620	3,049	30,702
At least 1 person 62-74 yrs	6,038	8,165	11,534	7,645	77,400
At least 1 person age 75 +	4,866	8,191	9,473	5,085	48,024
At least 1 child <=6 yrs old	8,112	6,759	11,328	5,265	51,036
Data Source: 2007-11 CHAS					

9.0

HUD Table 7 – Other Housing Problems Table Pima County	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard	659	408	524	255	1,846	240	209	158	87	694
Severely Overcrowded	953	865	630	75	2,523	232	283	119	124	758
Overcrowded	1,855	1,600	1,415	480	5,350	372	543	1,195	484	2,594
Source: 2007-11 CHAS										

Renter Cost Burden and Severe Cost Burden by Family Type (2007-11 CHAS)



PIMA COUNTY - 2007/11 ACS	
Total	974,181
White	315,543
Black / African American	12,465
Asian	9,571
American Indian, Alaska Native	9,386
Pacific Islander	362
Hispanic	97,186

9.0

Housing Problems of Householders with Disabilities by Tenure and Income						
	Owners			Renters		
		Housing Problem			Housing Problem	
		No.	%		No.	%
< 30%	2,275	1,580	69%	3,590	2,745	76%
30-50%	3,465	1,840	53%	3,265	2,765	85%
50-80%	5,260	1,855	35%	2,790	1,640	59%
>80%	14,910	2,780	19%	3,285	800	24%
	25,910	8,055	31%	12,930	7,950	61%

Source: 2007-11 CHAS

Housing Problems of the Elderly by Age Group, Income and Tenure (Pima County 2007-11 CHAS)						
Age 62-74	Owners			Renters		
	Total	Has 1 or more problems		Total	Has 1 or more problems	
		No.	%		No.	%
< 30% AMI	3,348	2,780	83%	2,345	1,570	67%
30-50%	5,176	3,132	61%	2,520	2,150	85%
50-80%	7,855	3,340	43%	3,034	1,819	60%
80-100%	5,995	1,860	31%	1,340	535	40%
>100%	37,284	5,199	14%	3,853	439	11%
Total	59,658	16,311	27%	13,092	6,513	50%
Age 75+	Owners			Renters		
	Total	Has 1 or more problems		Total	Has 1 or more problems	
		No.	%		No.	%
< 30% AMI	2,568	1,805	70%	2,040	1,230	60%
30-50%	5,522	2,310	42%	2,394	1,759	73%
50-80%	7,009	1,960	28%	2,030	1,325	65%
80-100%	3,865	715	18%	1,020	620	61%
>100%	16,744	1,125	7%	2,744	890	32%
Total	35,708	7,915	22%	10,228	5,824	57%

City of Tucson
 PHA Annual Plan 2015
 Wait List Statistics
 1/20/2015

Waiting List	HCV Program	Land er Gardens	AMP 3	AMP 4	AMP 5	AMP 6	Craycroft	MLK	Tucs on House Studio	Tucs on House	Posadas Scattered	Posadas Sentinel	South Park	Silver bell Homes
Income <= 30% AMI:		107	2459	1598	2647	2574	1316	39	275	529	1728	1473	1201	151
Income <= 50% AMI:		24	487	347	533	546	0	12	48	92	411	317	249	8
Income <= 80% AMI:		4	113	81	127	127	0	1	0	10	111	81	48	32
Income Unknown	4971	0	11	7	10	9	253	0	2	5	7	8	7	0
Elderly Families:	285	60	218	27	221	223	191	23	83	172	34	29	20	62
Families w/ Disabilities:	70	75	745	251	814	834	560	29	220	438	306	263	179	122
Race														
White	3520	68	1471	880	1654	1642	879	25	232	427	1032	812	592	108
Black	798	17	627	481	737	723	324	6	45	88	440	377	350	22
Native American		5	156	89	136	121	56	1	8	16	119	106	89	7
Asian	591	2	18	13	33	29	21	0	5	11	9	9	7	4
Native Hawaiian/Pacific		0	15	18	21	20	4	0	0	1	10	11	9	0
Not Declared	62	43	783	552	736	721	285	20	35	93	647	564	458	50
Ethnicity														
Hispanic	2406	54	1387	963	1284	1260	511	19	81	156	1103	935	796	70
Non-Hispanic	2503	28	1251	821	1520	1501	793	13	195	359	870	687	543	55
Unknown	62	53	432	249	513	495	265	20	49	121	284	257	166	66
Bedroom Size														
Zero Bedroom									325					
One Bedroom		135	1165		1297	1238	1034	52		567				161
Two Bedroom			911	967	993	1000	535			69	1153	965	683	30
Three Bedroom			749	813	795	785					897	730	608	
Four Bedroom			200	215	190	196					207	184	174	
Five Bedroom			39	31	35	37							40	
Six Bedroom			6	7	7									
Annual Vacancy	700	6	22	21	59	15	15	9	20	22	11	8	5	3
Wait List Open	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

9.0

<p>9.1</p>	<p>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.</p> <p>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 being combined into the largest of the Department’s three Divisions. The other Divisions are Planning and Community Development (HOME, CDBG, ESG, HOPWA, NSP, HPRP, and SHP), and Administrative Services. All of the Divisional Managers staff report to Administrators who report to the Deputy Director who reports 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 HOME funding (up to \$20,000 per year for security and utility deposits) for the VASH, FUP and other specialty programs such as 51 HOMES 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.</p> <p>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 may 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. <u>Specific Family Type: at or below 30% of area median income</u> HCD will adopt rent policies to support and encourage work. <u>Specific Family Type: at or below 50% of area median income</u> The Public Housing Program will use admissions preferences for families who are working and will adopt rent policies to support and encourage work. <u>Specific Family Type: Elderly</u> HCD will apply for special purpose vouchers targeted to the elderly should they become available. <u>Specific Family Type: Families with disabilities</u> 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. <u>Specific Family Type: Races or ethnicities with disproportionate housing needs</u> 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. <u>Specific Family Type: 51% to 80% of area median income</u> HCD’s EI Portal Program and Tax Credit properties provide affordable housing opportunities for families in this income range.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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”</p> <p>(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:</p> <p>Expand the supply of assisted housing: * In 2014 the Housing and Community Development Department (HCD) was awarded an additional 70 HUD-Veterans Affairs Supportive Housing (VASH) vouchers for a total program size of 535. * HCD has made great strides in reducing vacancies; on 6/30/13 the Public Housing Program had 153 vacancies and at 6/30/14 it had only 28.</p> <p>Leverage private or other public funds to create additional housing opportunities: * The Housing and Community Development Department will continue to take advantage of HOME, State of Arizona HOME, Low Income Housing Tax Credits and Federal Home Loan Affordable Housing and Bond financed programs as future projects are developed.</p>

Acquire or build units or developments:

Rental Development

- HCD assisted in the development of (10) affordable rental units with HOME funds at La Frontera's Bella Vista apartments, expending \$21,306.50
- HCD assisted in the development of (12) affordable rental units with HOME funds at Intermountain Centers for Human Development's Vida Nueva apartments, expending \$419,782.51
- HCD assisted in the development of (11) affordable rental units with HOME funds at Bilby Partners' Las Montañas apartments, expending \$129,611.43
- HCD assisted in the development of (10) affordable rental units with HOME funds at La Frontera's Sunnyside Pointe Villas, expending \$1,063,092
- HCD assisted in the development of (21) affordable rental units with HOME funds at Family Housing Resources' Silverwood Casitas, expending \$886,760
- HCD assisted in the development of (8) affordable rental units with HOME funds at Compass Affordable Housing's Alvord Court, expending \$194,957.19
- Pending project (not included in the CAPER) include an HCD assisted development that will provide (7) affordable rental units with HOME funds at Thomas Development's Catalunya apartments, expending \$750,000.00
- Pending projects (not included in the CAPER) include an HCD assisted development that will provide (8) affordable rental units with HOME funds at Thomas Development's Miraflores apartments, expending \$750,000.00

Homeownership Development

- HCD assisted in the development of (8) affordable home buyer units with HOME funds at Old Pueblo Community Services' Skyview Terrace project, expending \$2,500.00
- HCD assisted in the development of (6) affordable home buyer units with HOME funds at Old Pueblo Community Services' Mesquite Homes project, expending \$50,522.00
- HCD assisted in the development of (2) affordable home buyer units with HOME funds at Old Pueblo Community Services' Community Renewal project, expending \$129,611.00
- HCD assisted in the development of (10) affordable home buyer units with HOME funds at Habitat for Humanity's Corazon Del Pueblo Phase II project, expending \$300,000.00
- HCD assisted in providing homeownership opportunities to (41 City of Tucson and 24 Pima County) affordable home buyer units with HOME Down Payment Assistance funds, expending \$177,757.25 (City allocation) and \$119,555.50 (County allocation)

NSP Programs

- NSP 1:
The City Of Tucson purchased a total of 73 homes with cumulative expenditures of \$10,016,466.26 during July 1, 2013 thru June 30, 2014. 21 homes were assigned to the City Of Tucson's El Portal Rental portfolio program, for rental to tenants at or below 50% Area Median Income (AMI) and 52 homes were conveyed to the Pima County Community Land Trust (PCCLT) to be sold to qualified buyers at 50% to 80% AMI
- NSP 3:
The City Of Tucson purchased a total of 19 homes with cumulative expenditures of \$2,191,577.70 during July 1, 2013 thru June 30, 2014. 7 homes were assigned to the City Of Tucson's El Portal Rental portfolio program, for rental to tenants at or below 50% Area Median Income (AMI) and 12 homes were conveyed to the Pima County Community Land Trust (PCCLT) to be sold to qualified Buyers at 50%-80% AMI

Commit to one for one replacement of public housing units:

*HCD will continue to consider 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. HCD Public Housing Division may pursue RAD conversion if advantageous to do so.

Improve the quality of assisted housing:

- * Improve public housing PHAS and SEMAP score.
- * 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 to performs quarterly quality control inspections.)
- * Improve customer satisfaction.
- *HCD provided the following training for its staff: Nan McKay HCV Specialist, HAPA Procurement Training, The Inspection Group HQS and UPCS, Zephert & Associates Tax Credit Compliance, NAHRO Capital Fund Training.

Concentrate on efforts to improve specific management functions:

- *The Housing Management Division completed conversion to the Yardi Voyager software for Public Housing management and continues to struggle with its limitation. HCD has started an internal IT project concept to possibly replace Voyager in both Public Housing & HCV.
- * Landlord Outreach was conducted in the fall . 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. An additional resource, Pima County Help, at <http://www.pimacountyhelp.org> has been launched to match community members with available resources.

10.0

Renovate or modernize public housing units:

*HCD uses Capital Fund Program monies to continuously renovate Public Housing units. During the past year, the funds were used to address capital repairs and modernization in seven vacant units, 17 water damaged units, 1 roof, MLK tile replacement, and Tucson Housing plumbing, electrical, and elevator upgrades. Modernization projects included renovation of kitchens, bathrooms, flooring replacement, HVAC replacements, window replacements, roofing, and exterior painting.

Provide an improved living environment:

Encourage community participation in the improvement of neighborhoods:

*Last fiscal year the Housing and Community Development Department expended \$781,860 assisting 93 households to become homebuyers. It also expended \$2,944,832 assisting 504 households rehabilitate their homes, and expended \$3,853,047 in the development and rehabilitation of 130 affordable rental units. HCD also expended \$125,338 on 2 public facility improvement projects primarily located in low to moderate income neighborhoods. Moreover, an additional \$2, 832,022 was expended on Public/Human service projects that reached over 28,000 persons.

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 public housing sites. Housing Management currently upgraded security systems at MLK and Tucson House to provide resident and guest access without the need of security guards. A similar system will be installed at Craycroft Towers in 2015.

*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.

*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 school supplies (through CDBG funds).

*One hundred and twenty (120) HCV client household participated in the FSS program during 2014. At year-end (12/31/14) 50 client households had escrow accounts totaling \$186,823. Ninety-five (95) Public Housing client households participated in the FSS program during 2014. At year-end, 30 client households had escrow accounts totaling \$66,658.

*HCD received a three year renewal of the ROSS 2010 Family Grant in the amount of \$240,000 to promote further self-sufficiency activities for Public Housing families. Fifty-nine (59) Public Housing client households participated in the ROSS program during 2014.

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

*The Family Self-Sufficiency and Resident Opportunity for Self-Sufficiency Programs proved case management services to connect FSS and ROSS 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:

The Elderly / Disabled Service Coordinator formed multiple partnerships during the first year of providing support services to residents at Tucson House, Martin Luther King, Craycroft Towers, and Lander Garden Apartments. In 2014, 184 elderly or families with disabilities received services. The Coordinator assisted with the following services: applying for multiple types of services and/or benefits such as food stamps, transportation, mobile meals, housekeeping, and the telephone assistance program. In addition, to the services listed, information was provided regarding medical alerts, rehabilitation facilities, assistance with obtaining payee's for residents who are not able to complete this task on their own. Multiple partnerships have been developed during the first year of providing services. Some of the partnering agencies include Pima Council on Aging, Lutheran Social Services, University of Arizona Nutrition Network & Pharmacy College, Elder Circles, Handmaker, and Community Partnership of Southern Arizona.

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 uses a Section 504 Panel for review and determinations of reasonable accommodation requests.

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

*Chapter Two in both the Admissions and Continued Occupancy Plan for Public Housing and the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County defines the Fair Housing and Equal Opportunity policies for the PHA.

10.0

(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.

10.0

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

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

*Changes of a significant nature to the rent or admissions policies or 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).

*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. Ms. Smith's participation in the HCV Program terminated in October 2013. HCD is currently working to fill the vacancy by soliciting interest from PHA participants which will be screened and a recommendation made by the Metropolitan Housing Commission, and appointed by the Mayor and Council.

11.0

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.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)