

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
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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>07/01/2014</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1506</u> Number of HCV units: <u>5442</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		1506 4565
	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.				

5.2	<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 Low Income Housing Tax Credits (LIHTC), HOME and bond financing and RAD if feasible. 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 site based waiting lists. f.2. maintain site based waiting lists. g. Continue to analyze the feasibility of Rental Assistance Demonstration (RAD). <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. f. Investigate the Capital Fund set aside for the Jobs Plus Initiative to increase employment opportunities for public housing residents. <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 (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 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>
6.0	<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.

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

1. The Admissions and Continued Occupancy Policy (ACOP) was re-written and approved by the PHA Board on August 8, 2012. The Policy contains minor revisions approved by the PHA Board on April 9, 2013 and implemented 7/1/13.
2. The Section 8 Housing Choice Voucher Program Administrative Plan was re-written and approved by the PHA Board on August 8, 2012. The Plan contains minor revisions approved by the PHA Board on April 9, 2013 and implemented 7/1/13.
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) Chapter 4 Section III-B is amended to add additional referral based preferences for up to 10% of the Public Housing portfolio in accordance with HUD PIH Notice 2013-15 to prioritize applicants experiencing homelessness. The Public Housing Program will conduct public outreach to determine the greatest need in the community and select non-profit community agencies through a Request For Proposal (RFP) process with which to partner to coordinate referrals of homeless individuals and families.
 - b. The Section 8 Housing Choice Voucher Program Administrative Plan Chapter 4 Section III-C is amended to add additional referral based preferences for up to 10% of the Housing Choice Voucher allotment in accordance with HUD PIH Notice 2013-15 to prioritize applicants experiencing homelessness. The Housing Choice Voucher Program will conduct public outreach to determine the greatest need in the community and select non-profit community agencies through a Request For Proposal (RFP) process with which to partner to coordinate referrals of homeless individuals and families.
 - c. In accordance with PIH notice 2013-03 relating to the PHA's implementation of provisions for temporary compliance the PHA will incorporate the following provisions:
 1. Allow households to self-certify as to having assets of less than \$5,000.
 2. Allow for optional streamlined annual examinations for elderly families and disabled families on fixed income.
 - d. 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.
 2. Utility allowances for HCV clients will be based on the Voucher size rather than Unit size.
 3. Allow for biennial inspections for some units receiving HCV assistance such as multi family sites without a history of deficiencies or HQS non-compliance.
 - e. Provide authority to conduct criminal records checks when it has come to the attention of the PHA, either from local law enforcement or by other means, that an individual has engaged in the destruction of property, engaged in violent activity against another person, or has interfered with the right to peaceful enjoyment of the premises to other residents. Such checks will also include sex offender registration information. In order to obtain such information, all adult household members must sign consent forms for release of criminal conviction and sex offender registration records on an annual basis. (The PHA may not pass along to the tenant the costs of a criminal records check)
 - f. Provide authority for the PHA to extend existing provisions for fraud relating not only to the PHA, but to include other federal authorities such as the IRS, State and Municipal governments or any other governmentally funded programs.

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. 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. Please note that the Pet Security Deposit are revised and limited to a flat fee of \$100.00 per pet.

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 being 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>

(a) 2. Financial Resources continued

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2014 grants)		
a) Public Housing Operating Fund	4,633,500	
b) Public Housing Capital Fund	1,074,840	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	33,876,580	
f) Resident Opportunity and Self-Sufficiency Grants	18,180	
g) Community Development Block Grant	30,080	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	150,010	Section 8 Other
Family Self Sufficiency Coordinator Grant	69,000	Section 8 Supportive Services
Family Unification Program	1,050,950	Section 8 Other
Veteran's Affairs Supportive Housing	3,749,320	Section 8 Other
Mainstream Program Vouchers	358,130	Section 8 Other
Non-Elderly Disabled Vouchers	178,310	Section 8 Other
Multifamily Operating	208,200	Section 8 Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	499,140	Public Housing Capital Improvements
Family Self Sufficiency Coordinator Grant	69,040	Section 8 Supportive Services
Resident Opportunity and Self Sufficiency Grant	128,500	Public Housing Supportive Services
Positive Housing Opportunities	22,160	Section 8 Other
Housing Opportunities for People with Aids	306,290	Section 8 Other
3. Public Housing Dwelling Rental Income		
	3,396,740	Public Housing Operations
4. Other income (list below)		
Multifamily Tenant Income	91,170	Multifamily Housing
5. Non-federal sources (list below)		
Arizona Department of Health Services/Arizona Department of Housing Bridge Subsidy Program	453,890	Section 8 Other
Central Office Cost Center Fees/Other Rents	2,004,440	Public Housing Operations
Central Office Cost Center Fees/Section 8	1,328,110	
Non-ACC Rental Tenant Income	748,730	Affordable Housing
Development Program Income	250,000	Affordable Housing
Total resources	54,731,800	

7.0	<p>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 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: HCD 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. The PHA shall convert 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.</p> <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 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.</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).</p> <p><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	20,280	N/A	N/A	N/A	N/A	N/A	N/A

Public Housing Site Based Waiting List

Category	# of Families	% of Total Families	Annual Turnover	Open/closed
See Attached				

Section 8 Voucher Housing Choice Voucher

Category	# of Families	% of Total Families	Annual Turnover	Open/Closed
See Attached				Closed

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) have been combined and is 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 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 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.

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.

- 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.

10.0

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

HCD's EI Portal Program and Tax Credit properties provide affordable housing opportunities for families in this income range.

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 75 HUD-Veterans Affairs Supportive Housing (VASH) vouchers for a total program size of 465.
- * HCD continually works to reduce public housing vacancies.
- * The PHA has formally recognized Craycroft Towers as a general occupancy building, not limited to elderly or disabled households only.

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.

Acquire or build units or developments:

- * HCD assisted the development of (10) affordable rental units with HOME funds at Las Montanas.
- * HCD assisted the development of (15) affordable rental units with HOME funds with Chicano por la Causa.
- * HCD assisted in the redevelopment of affordable rental units with HOME funds at Avida Nueve.
- * HCD assisted in the redevelopment of affordable rental units with HOME funds and LIHTCs at Sunnyside Pionte.
- * The City of Tucson Housing and Community Development Department expended approximately 10.6 million dollars over the past 48 months of Neighborhood Stabilization Program 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, 69 homes have been acquired and rehabilitated for resale and 29 homes have been purchased and rehabilitated for lease to low income households earning under 50% AMI..

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. 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 weekly quality control inspections.)
- * Sustain customer satisfaction.
- * HCD provided Nan McKay training to Housing Assistance staff in the regulations of the programs. Housing Management staff attended Low Income Housing Tax Credit training. Future training will include HQS and UPCS.

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 develop use of the software for greater efficiency and management.
- * Landlord Outreaches were conducted in the spring and 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.

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 and six major site repairs. Projects included renovation of kitchens, bathrooms, flooring replacement, HVAC replacements, window replacements, roofing, exterior painting, and site improvements such as soil erosion control as noted on the attached form 50075.1.

Provide an improved living environment:

Encourage community participation in the improvement of neighborhoods:

- Last fiscal year the Housing and Community Development Department expended \$821,588 assisting 35 households become homebuyers. It also expended \$3,062,000 assisting 514 households rehabilitate their homes, and expended \$3,518,000 in the development and rehabilitation of 646 affordable rental units. HCD also expended \$1,101,000 on 14 public facility improvement projects primarily located in low to moderate income neighborhoods ranging from historic preservation, to bus stop enhancements and enhancements to park and recreation facilities. Moreover, an additional \$2,687,000 was expended on Public/Human service projects that reached over 33,000 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 is currently addressing security upgrades at three high rise developments to provide resident and guest access without the need of security guards.

*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 scholarship program which provides assistance with tuition and books (through CDBG funds). Ninety-nine (99) HCV client households participated in the FSS program during 2013. At year end (12/31/13), client households had escrow accounts totaling \$164,464.

*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 funds). Ninety-two (92) Public Housing client households participated in the FSS program during 2013. At year end, client households had escrow accounts totaling \$81,639.

*HCD continues to work in partnership with the Pima County One Stop, Lutheran Social, and most recently YWCA to refer clients for skills assessment, training, and employment opportunities; Pio Decimo is to provide financial literacy classes; Family Housing Resources and Prima Vera Foundation are 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. Fifty-four (54) Public Housing client households participated in the ROSS program during 2013. The grant was renewed for an additional 3 years at an additional \$240,000.

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 hired a full-time Elderly / Disabled Service Coordinator to provide referral services to residents at Tucson House, Martin Luther King, Craycroft Towers, and Lander Garden Apartments to start. The coordinator will also be available to provide referral services to any individual that is elderly or disabled who receives assistance through the Public Housing program.

*Our Family Services, a partner, submitted a ROSS 2013 elderly grant application to provide services at Tucson House, Silverbell Homes, Lander Gardens and MLK Apartments. The grant application was not awarded for 2013, but Our Family will submit another application during the 2014 application process.

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 implemented a 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.

(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.

	<p>*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> <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 and continues to fill the role. Future appointments will be solicited from PHA participants via a letter of interest, screened by the Metropolitan Housing Commission and appointed by the Mayor and Council.</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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

City of Tucson
 PHA Annual Plan 2014
 Wait List Statistics

Waiting List	HCV Program	Lander Gardens	AMP 3	AMP 4	AMP 5	AMP 6	Craycroft	MLK	Tucson House Studio	Tucson House	Posadas Scattered	Posadas Sentinel	South Park	Silverbell Homes
Income <= 30% AMI:		142	1317	811	1447	1381	732	95	256	382	961	814	604	174
Income <= 50% AMI:		38	283	195	313	306	0	31	35	61	232	176	122	39
Income <= 80% AMI:		4	61	39	74	71	0	5	3	10	61	41	23	9
Income Unknown		0	8	4	5	5	160	0	1	1	4	5	4	0
Elderly Families:	504	78	122	16	128	122	132	54	73	125	20	16	15	66
Families with Disabilities:	15	100	412	126	480	489	359	74	204	308	171	135	84	148
Race														
White	6253	97	809	453	911	863	504	69	212	314	559	432	298	122
Black	1577	19	291	206	358	352	171	17	33	52	210	177	150	25
Native American	813	9	95	60	85	76	35	7	6	11	73	65	54	11
Asian	0	3	9	2	16	15	12	1	4	5	4	3	2	5
Native Hawaiian/Pacific	0	0	9	11	9	12	2	0	0	2	4	4	7	0
Not Declared	268	56	456	317	460	445	168	37	40	70	408	355	242	59
Ethnicity														
Hispanic	4569	71	782	530	747	702	284	41	77	124	428	521	414	77
Non-Hispanic	4342	40	636	385	787	761	416	38	167	246	634	339	248	64
Unknown	0	73	251	134	305	300	192	52	51	84	196	176	91	81
Bedroom Size														
Zero Bedroom							605		295					
One Bedroom		184	625		697	660	287	131	394					195
Two Bedroom			506	510	606	573			60	646	540	540	379	27
Three Bedroom			432	448	448	442					505	408	308	
Four Bedroom			92	77	86	78					107	88	53	
Five Bedroom			12	12		10							13	
Six Bedroom			2	2	2									
Annual Vacancy	462	7	26	22	34	28	17	3	24	34	6	14	5	2
Wait List Open	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No