

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.					
A.1	PHA Name: City of Tucson Housing and Community Development Department PHA Code: AZ004 & AZ033 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 7/1/2016 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 1505 Number of Housing Choice Vouchers (HCVs) 5579 Total Combined Units/Vouchers 7084 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>						
<input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH			HCV	
Lead PHA: City of Tucson Housing and Community Development Department		AZ004	Housing Choice Voucher	Public Housing	1505	4702
Pima County Community Services		AZ033	Housing Choice Voucher			877

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

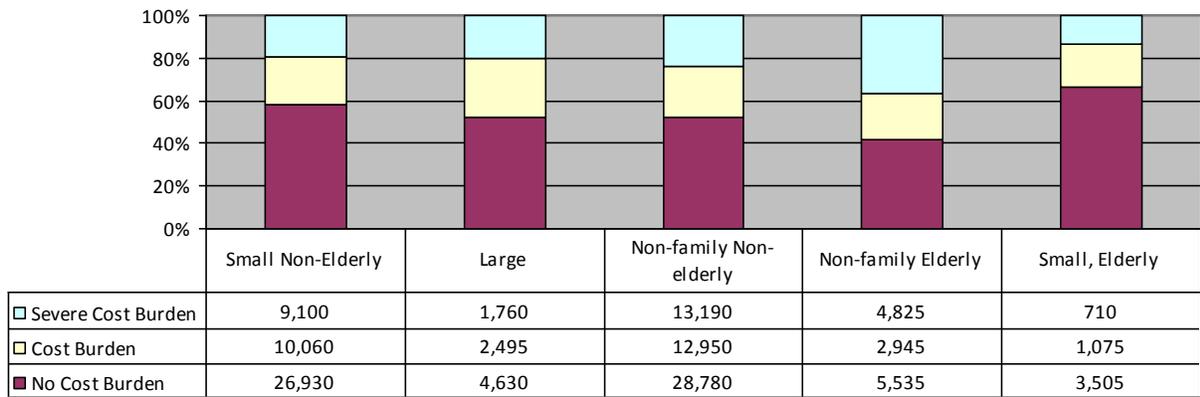
Statement of Housing Needs and Strategy for Addressing Housing Needs

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					

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

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)

	Owners			Renters		
Age 62-74	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%
	Owners			Renters		
Age 75+	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%

Based on the needs as identified in the HUD Consolidated Plan, the agency continues to provide decent, safe, and affordable housing in Tucson and Pima County. In order to address the increasing community needs, the Agency has become more proactive in using all available resources to define and expand existing strategies:

- The City of Tucson is applying for a Choice Neighborhoods Planning and Action Grant through the U.S. Department of Housing and Urban Development. The grant is designed to address housing, people, and neighborhoods in an area designated by the applicant agency that includes a severely distressed public housing property. The planning activities will culminate in a transformation plan which may include the development of high functioning services, education, housing opportunities, transportation, job opportunities, or any additional needs of the neighborhood. The area to be addressed is the Oracle Revitalization Area which was previously identified in a City plan and endorsed by the Mayor and Council. The Tucson House, a 408 unit high rise for elderly and/or disabled public housing residents, is in the defined area which encompasses 2.6 square miles. The PHA completed a physical needs assessment of the building and it meets the definition of “severely distressed” due to the antiquated building systems. The intent is to plan for the transformation to address the aged building systems including HVAC, domestic water distribution, fire suppression, electrical, and other special building components. The PHA will also include energy conservation and finishes. During the planning and later transformation, the agency will continue to integrate the Tucson House residents and neighbors into collective processes and projects that will benefit all.
- The PHA will begin the processes to initiate an energy performance contract for the entire portfolio of public housing building and units. Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures.
- An increased allocation of VASH vouchers has provided for more housing for homeless veterans in the community and the PHA continues to use HOME funds to allow for payment of security deposits to remove one of the barriers.
- The PHA had created a Homeless Preference Program in the community to provide agency housing resources with supportive case management. Initially 20 Public Housing studios at Tucson House were provided along with 50 vouchers. The program is currently expanding to include an additional 10 Public Housing studios at Tucson House, 15 Public Housing units in two family developments and 100 additional vouchers through an RFP process.
- Consistent with the City’s responsibility to affirmatively further fair housing and facilitate the deconcentration of poverty, the City of Tucson Public Housing Authority (PHA) has implemented two sets of payment standards. Utilizing the Hypothetical Small Area Fair Market Rents and Core Based Statistical Area (CBSA) Ratios
- The agency is continuing a commitment to provide Project Based Vouchers for successful multi-finance affordable housing development projects throughout the community. Rally Point is a homeless veteran project for those who do not qualify for the VASH program.
- (Other PJBV projects upcoming)
- The Agency has been invited to engage with the Drachman Institute through the University of Arizona to identify housing gaps in the community. A survey has recently been completed and the intent is to create multidisciplinary focus groups to identify solutions.
- The PHA will apply for the FUP Youth Demonstrations to extend housing assistance for participants who are enrolled in the Family Self Sufficiency Program.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Deconcentration Policy: Please see attached from the Public Housing Admissions and Continued Occupancy Policy.

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2016 grants)		
a) Public Housing Operating Fund	4,707,190	
b) Public Housing Capital Fund	651,860	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	32,237,390	
f) Resident Opportunity and Self-Sufficiency Grants	103,340	
g) Community Development Block Grant	39,600	Public Housing Supportive Services
Other Federal Grants (list below) Misc. Capacity		
Housing Opportunities for People With Aids	0	Section 8 Other
Positive Housing Opportunities	0	Section 8 Other
Family Unification Program	1,064,660	Section 8 Other
Veteran's Affairs Supportive Housing	2,797,200	Section 8 Other
Mainstream Program Vouchers	347,840	Section 8 Other
Non-Elderly Disabled Vouchers	66,320	Section 8 Other
Multifamily Operating	223,720	Section Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	247,000	Public Housing Capital Improvements
Family Self Sufficiency Coordinator Grant	0	Section 8 Supportive Services
Resident Opportunity and Self Sufficiency Grant	136,670	Public Housing Supportive Services
Positive Housing Opportunities	0	Section 8 Other
Housing Opportunities for People With Aids	300,550	Section 8 Other
3. Public Housing Dwelling Rental Income	3,525,910	Public Housing Operations
Dwelling Rental Income Prior Years	248,000	Public Housing Operations
4. Other Income (list below)		
Multifamily Tenant Income	75,650	Multifamily Housing
5. Non-federal sources (list below)		
Arizona Department of Health Services/Arizona Department of Housing Bridge Subsidy Program	442,000	Section 8 Other
Central Office Cost Center Fees/Other Rents	3,240,220	Public Housing Operations
Non-ACC Rental Tenant Income	1,438,660	Affordable Housing
Other Non-ACC Program Related Income	92,090	
Development Program Income	25,000	Affordable Housing
Total resources	52,094,210	

Rent Determination:

Consistent with the City's responsibility to affirmatively further fair housing and facilitate the deconcentration of poverty, the City of Tucson Public Housing Authority (PHA) has implemented two sets of payment standards. Utilizing the Hypothetical Small Area Fair Market Rents and Core Based Statistical Area (CBSA) Ratios

Operations and Management: Below are the list of proposed changes to the Admissions and Continued Occupancy Policy and the Administrative Plan.

1. Admissions: The PHA is creating policy changes to both the Admissions and Continued Occupancy Policy and Administrative Plan to adhere to HUD's guidance through PIC Notice 2015-19 regarding criminal and drug related activity. It is the intention of the Agency to remove barriers to housing assistance to those who are, or have, taken proactive measures to avoid past behaviors. Clarification of dependents in a joint custody arrangement for housing assistance.
2. Clarification of Public Housing repayment agreement approval by administrator or designee.
3. If a family chooses to reside in a Public Housing unit that is smaller than the family would otherwise be afforded by the Occupancy Policy, a transfer will not be offered until there is a change in family composition.
4. Public Housing Transfers – An inspection of the family's existing unit will be completed prior to preparation for transfer. Failure to pass the inspection may delay the transfer until identified failures are resolved.
5. Clarification that unborn children will be considered for bedroom size determination.
6. Correction: The PHA has one designated elderly/disabled development: Martin Luther King
7. ACOP: Absence of a working heating system when outside temperature is 50 degrees Fahrenheit.
8. Exception to the Community Service Policy now includes family members who are in receipt of SNAP, food stamp benefits.
9. Clarification of common household pets – does not include animals used for food production.
10. Portability processes will be revised in accordance with the Final Portability Rule.
11. The PHA has adopted Low and High Payment Standards based on zip codes using CBSA ratios provided by HUD.
12. The PHA will be requesting approval to be a part of the Family Unification and Family Self-Sufficiency Demonstration Program.
13. The PHA will revise the definition of tuition in accordance with PIH Notice 2015-21.
14. The PHA will remove the PHOP Program from its Administrative Plan since this program is now administered by another agency.
15. Legal representation must be declared to Program Managers in both the Public Housing and Housing Choice Voucher Programs. This includes all specialties and look alike programs administered by the Agency.
16. The PHA will change the Interim Change Policy in both programs as follows: Interim rent changes for increases in income will not be completed unless the family has experienced a decrease in income or has negligible income.
17. The Agency reserves the right to adopt any changes identified through regulation related to Housing Opportunity Through Modernization Act (HOTMA).
18. The definition of Supportive Services for Project Based Vouchers is being revised to state that at least 52 hours a year of supportive services must be provided.
19. The PHA reserves the right to implement non-smoking rules in Public Housing Developments in accordance with HUD guidance.
20. Resident Commissioner application reviews will be completed by the Metropolitan Housing Commission. In the event they are unable to complete the task, Pima County Community Services staff will be utilized to complete the review and recommendation.

Grievance Procedure: No Changes

Homeownership Programs: No Changes

Community Service Requirement: The PHA has revised the Community Service Policy to adhere to PIH Notice. Residents in receipt of Supplemental Nutritional Assistance Program (SNAP) benefits are exempt from the requirement. The agency will allow for the eight hour monthly requirement to be aggregated over the course of the lease year.

Safety and Crime Prevention: Completed the installation of security entry systems at Tucson House, Craycroft Towers and MLK.

Pet Policy: Clarification that animals used for food production do not meet the agency's definition of common household pets.

Asset Management: No Changes

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.

* 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 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 (MHC). Should MHC be unable to fulfill the obligation, Pima County Community Service staff will complete the screening and recommendation. The appointment will be made by the Mayor and Council.

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> • The City of Tucson is applying for a Choice Neighborhoods Planning and Action Grant through the U.S. Department of Housing and Urban Development. The grant is designed to address housing, people, and neighborhoods in an area designated by the applicant agency that includes a severely distressed public housing property. The planning activities will culminate in a transformation plan which may include the development of high functioning services, education, housing opportunities, transportation, job opportunities, or any additional needs of the neighborhood. The area to be addressed is the Oracle Revitalization Area which was previously identified in a City plan and endorsed by the Mayor and Council. The Tucson House, a 408 unit high rise for elderly and/or disabled public housing residents, is in the defined area which encompasses 2.6 square miles. The PHA completed a physical needs assessment of the building and it meets the definition of "severely distressed" due to the antiquated building systems. The intent is to plan for the transformation to address the aged building systems including HVAC, domestic water distribution, fire suppression, electrical, and other special building components. The PHA will also include energy conservation and finishes. During the planning and later transformation, the agency will continue to integrate the Tucson House residents and neighbors into collective processes and projects that will benefit all. • The PHA will begin the processes to initiate an energy performance contract for the entire portfolio of public housing building and units. Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. • The PHA will begin to partner with multiple agencies such as Smoke-Free Arizona and Ashline to assist with the development of policies and a proactive plan to convert the portfolio to smoke-free housing. • The Agency will continue to provide project based vouchers to assist with the development of multi-finance affordable housing development throughout Pima County. An RFP process was conducted and to date, 30 project based vouchers have been utilized in one project, Rally Point, and another project is in development for Esperanza & Escalante. The use of these project based vouchers meets a goal of the agency to develop additional housing in the community to meet the needs of the community. • The PHA will request approved vacancies for modernization as the needs arises • The PHA has requested assistance with a Capital Fund Emergency Grant to assist with the needs for improvements to the fire suppression systems at the Tucson House. This will allow the agency to make necessary repairs and bring the systems into compliance with updated building code requirements.
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

Condition

There is no formal control established to ensure depreciable assets entered in the system are properly depreciated using the appropriate useful life and no control in place to ensure all construction in progress placed in service is properly depreciated on the date placed into service. An adjustment was proposed and recorded by management in the financial statements to properly record depreciation in accordance with accounting principles generally accepted in the United States of America (US GAAP).

View of Responsible Officials and Corrective Action Plan

The fixed asset system has configuration tables that infer information, such as useful life, to reduce the need to manually input information and improve the accuracy of the input. These inference tables are reviewed periodically to ensure accuracy. We will review our process for consistency between the appropriate accountants to validate our process. Document work flow will be used during the training process. We will then create a report, to use on a quarterly basis, to review input based on a materiality basis. We will document the materiality level in our process.

Condition/Context

For 1 of the 40 payrolls tested, wages were not allocated to the proper fund within the program based on the approved labor distribution profile.

View of Responsible Officials and Corrective Action Plan

A process has been established for review by Housing & Community Development (HCD) Department staff of the profile entry by Finance Department staff to verify accounts are entered as indicated on the profile form, where the profile form is scanned and held in a verification directory and not filed in the division directory until properly entered. If for some reason, the profile was not correctly entered, HCD staff will JV the charges to the correct account until the entry has been verified

Condition/Context

Departments lack documentation of review processes for several programs as follows:

- PIH – Unable to verify who reviewed the annual reexamination packages for 2 of the 40 tested.
- HVC – Unable to verify who reviewed the enrollment packages for 6 of 40 packets tested.
- HVC – Evidence of a quality control review was not available for inspection for 16 of the 60 items tested.

View of Responsible Officials and Corrective Action Plan

PIH - During the tenant file audit, two files did not have reviews on the annual reexamination. In order to address the potential for non-compliance, a peer-to-peer file review process will be implemented. When a 50058 is completed, the final approval in the software will have to be completed by a different staff member on most actions. Typically this will be another Housing Services Agent. This individual will be responsible for reviewing the action for accuracy and completion of all necessary verifications and forms. They will also sign off on the file cover sheet. Residential Property Managers, who currently have the overview responsibility of all actions, will then complete random overviews of all files to ensure the peer-to-peer reviews are completed timely and appropriately. We anticipate implementation by mid-April 2015.

HVC - The Housing Assistance Division will be reviewing all quality control procedures to assure compliance with HUD regulations. Eligibility packets will be reviewed by an agent using a checklist to ensure the eligibility requirements are met.

Condition/Context

For 1 of the 40 tested participants, the income used to determine the tenant's rent did not include overtime wages. Verification of assets was not performed for 1 of 40 participants tested.

View of Responsible Officials and Corrective Action Plan

The Housing Assistance Division will be reviewing all quality control procedures to assure compliance with HUD regulations. In order to assure compliance with verification of assets, we will have two agents assigned to Quality Control, who will review all 50058's in YARDI to verify accuracy and completeness prior to approving them.

Condition/Context

Department lack of documentation as follows:

- HVC - 1 of the 25 tested applicants did not have supporting documentation that applicant was properly selected from the waiting list.
- HVC - 1 of the 40 tested participants did not sign the voucher retained in the tenant file.
- HVC and PIH - There was no supporting documentation that a depository agreement was in place during the fiscal year.

View of Responsible Officials and Corrective Action Plan

The Housing Assistance Division will be reviewing all quality control procedures to assure compliance with HUD regulations. In order to assure compliance with applicants being properly selected from the waiting list, we will be hiring a Waiting List Coordinator, whose primary responsibility will be managing the waiting list. In order to assure compliance with vouchers being signed, we will have two agents assigned to Quality Control, who will review all 50058's in YARDI to verify accuracy and completeness prior to approving them.

HVC & PIH - A HUD 51999 General Depository Agreement has been signed by the bank and submitted to HUD in February 2015 for approval.

<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Expand the supply of assisted housing: The Agency continues to develop policies that will enhance the programs to reach the mission and goals developed in the 5-Year and Annual Plan.</p> <ul style="list-style-type: none"> • The addition of 72 VASH now provides 602 vouchers to assist housing homeless veterans. • The expansion of the Homeless Prevention Program in both the Public Housing and Housing Choice Voucher programs will provide greater partnerships with community agencies to address homelessness with rapid rehousing opportunities inclusive of wrap around services. • The Agency strives to reduce the amount of turn-around time in the Public Housing Program. • The commitment to one for one replacement is considered a priority should the agency engage in any development projects for the replacement of housing units. • The Agency will pursue RAD conversion if advantageous to do so. • The PHA has committed to providing project based vouchers to projects who take advantage of Low Income Housing Tax Credits, HOME, and other development layering funds to develop affordable housing in the community. <p>Improve the Quality of Existing Housing:</p> <ul style="list-style-type: none"> • The Agency continues to strive to attain a higher performer status in both SEMAP and PHAS. • Renovations of public housing units and strategic use of Capital Funds allows the Agency to continue to provide decent, safe, affordable housing to the community. • Ensure that the Housing Quality Standards (HQS) exceed minimum requirements by providing ongoing training for inspectors, maintaining quality control inspections, and developing proactive inspections policies as required. • Continue to improve customer satisfaction with timely engagement, information sharing, and engaging in further knowledge sharing of program requirements for the success of the clients. <p>Concentrate on efforts to improve specific management functions:</p> <ul style="list-style-type: none"> • Continue to building cooperative working relationships with landlords including ongoing briefings and landlord outreach programs. • Continue to support the active data base for landlords to post available rentals at pimacountyhousingsearch.org and pimacountyhelp.org. • The Agency has published an RFP to convert to a new software program to increase program efficiencies. <p>Renovate or modernize Public Housing Units:</p> <p>The Agency uses Capital Fund Program monies to continuously renovate public housing units and properties to extend the long term viability of the portfolio. Projects during this past year included replacing deteriorated electrical subpanels, installation of building entry security systems, high-rise building system repairs, roof replacements, and cooler replacements. Future plans include installation of an emergency generator at MLK, fire panel upgrades at Tucson House, and ADA modifications to expand the availability of accessible units.</p> <p>The Agency has applied for a Choice Neighborhood Planning and Action Grant to address the needs of the Oracle area including the antiquated building systems identified at the Tucson House. The Agency will also begin the process to implement an Energy Performance Contract to generate the necessary revenues for energy efficiency projects to increase the long term viability of the portfolio.</p> <p>Implement Public Housing Security Improvements: The Agency has completed the installation of security systems at Tucson House, Martin Luther King and Craycroft Towers to provide secure entry to residents and guests. Security door installations are completed as necessary throughout the portfolio. The PHA continues to provide off-duty Tucson Police Department officers for security purposes as needed.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). Attached
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. Attached

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