

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 DRAFT
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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	<p>PHA Name: <u>City of Tucson Housing and Community Development</u> PHA Code: <u>AZ004 and AZ033</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1505</u> Number of Housing Choice Vouchers (HCVs) <u>5675</u> Total Combined Units/Vouchers <u>7180</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <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> <p>The proposed 2021-2022 Annual Agency Plan is available at the following locations:</p> <p>https://www.tucsonaz.gov/housing-and-community-development as well as office locations throughout the City of Tucson and Pima County:</p> <table border="1" data-bbox="180 1535 1442 1843"> <thead> <tr> <th>AMP Number</th> <th>Property Name</th> <th>Property Address</th> </tr> </thead> <tbody> <tr> <td>Administrative Office</td> <td>City of Tucson Housing and Community Development</td> <td>310 N Commerce Park Loop, Tucson, AZ 85745</td> </tr> <tr> <td>AZ004000048</td> <td>Tucson House</td> <td>1501 N Oracle Rd, Tucson, AZ 85705</td> </tr> <tr> <td>AZ004700120</td> <td>MLK</td> <td>55 N 5th Ave, Tucson, AZ 85701</td> </tr> <tr> <td>AZ004600113</td> <td>Craycroft Towers</td> <td>1645 N Craycroft Rd, Tucson, AZ 85712</td> </tr> <tr> <td>AZ004000051</td> <td>Posadas</td> <td>464 W. La Paz St., Unit # 01 Tucson, AZ 85701</td> </tr> </tbody> </table>		AMP Number	Property Name	Property Address	Administrative Office	City of Tucson Housing and Community Development	310 N Commerce Park Loop, Tucson, AZ 85745	AZ004000048	Tucson House	1501 N Oracle Rd, Tucson, AZ 85705	AZ004700120	MLK	55 N 5 th Ave, Tucson, AZ 85701	AZ004600113	Craycroft Towers	1645 N Craycroft Rd, Tucson, AZ 85712	AZ004000051	Posadas	464 W. La Paz St., Unit # 01 Tucson, AZ 85701
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<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	AZ004	Housing Choice Voucher	Public Housing	1505	4798
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

The City of Tucson and Pima County Consortium will look for opportunities to expand affordable housing in the City of Tucson especially 2- and 3-bedroom units that are within meet the income limits of less than 30% since the majority of both the Public Housing and HCV programs meet that threshold. These opportunities include homeownership for both the HCV and Public Housing programs. To address deconcentration the Consortium will look to expand to other areas of Pima County where the poverty levels are lower than 30%. The City of Tucson will convert units to meet the needed accessibility requirements of our families in the Public Housing program.

The City of Tucson in partnership with the Tucson Pima Collaborative to End Homelessness (TPCH) to promote Permanent Supportive Housing Exits to either PH or HCV units and vouchers under the "Move-On" strategy. Especially those persons that have been in stable housed for 1 year: established regular income; actively engaged with medical and/or behavioral health support and minimal need of regular case management. In addition, the PHA and TPCH will review the need for a VI-SPAT score for those transiting under the Homeless Preference Program to another measurable tool for those that are in greater need than others.

The PHA will use Housing Navigators to assist families with locating units that have been unable to units that are on a voucher. And lastly, the PHA will investigate housing needs for older adults through vouchers, PH units or other affordable housing options tor provide to meet the needs of those that are on limited income and unable to secure housing with their current resources.

Rent Determination

During the Fiscal Year operations were impacted by the Coronavirus (COVID-19) and both the Housing Choice Voucher and Public Housing programs implemented the following waivers outlined in PIH notices 2020-05 (issued April 10, 2020) and 2020-33 (issued July 2, 2020):

- PH and HCV-2 – Family Income and Composition: Delayed Annual Reexaminations
- PH and HCV-3 – Family Income and Composition Annual Examination – Income Verification requirements
- PH and HCV-4 – Family Income and Composition Interim Examinations
- PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation : Contract Extensions
- HQS-1 – Initial Inspections Requirements
- HQS-3 – Initial Inspections: Non-Life-Threatening Deficiencies(NLT) Option
- HQS-4 – HQS Initial Inspections Requirement – Alternative Inspection Option
- HQS-5- HQS Inspections Requirement
- HQS-6 – HQS Interim Inspections
- HQS-9 – Quality Control Inspections
- HQS-10 – Housing Quality Standards Space and Security
- HCV-2 – Information when Family is Selected - PHA Oral Briefing
- HCV-3 – Term of Voucher - Extensions of Term

- HCV-4 – PHA Approval of Assisted Tenancy – When HAP Contract is Executed
- HCV-5 – Absent from Unit
- HCV-6 – Automatic Termination of HAP Contract
- HCV-7 – Increase in payment standard under HAP Contract Term
- HCV-10 – Family Unification (FUP): FUP Youth Age Eligibility to Enter HAP Contract
- HCV-11 – Family Unification Program – Length of Assistance for Youth
- HCV-12 – Family Unification Program – Timeframe for Referral
- PH-5 – Community Service and Self-Sufficiency Requirement
- PH-6 – Energy Audits
- PH-7 – Over-income Families
- PH-8 - Resident Council Elections
- PH – 12 – Public Housing Agency Annual Self-Inspections
- 11 (A) PHAS – PHAS Reporting Standards
- 11 (B) SEMAP – SEMAP Reporting Standards

Financial Resources

Sources	Amount	Use
Federal Grants		
Public Housing Operating Subsidy	\$1,845,943	PH Operations
Public Housing Capital Fund Program	\$2,424,552	PH Capital Fund Improvement
Housing Choice Voucher Tenant Based Assistance (HAP)	\$34,569,291	HCV – HAP
Housing Choice Voucher Tenant Based Admin Fee (ROSS Grant	\$4,840,510	HCV Program Operations
	\$377,822	HCV/PH FSS Coordinators
Prior Year Federal Grants (Unobligated Funds Only)		
Public Housing Capital Fund -18	\$675,167	PH Capital Improvements
Public Housing Capital Fund - 19	\$1,588,142	PH Capital Improvements
Public Housing Capital Fund - 20	\$2,417,838	PH Capital Improvements
Other Sources		
PH Dwelling Rental Income	\$4,143,252	PH Operations
Public Housing Other Tenant Charges & Misc Income	\$118,802	PH Operations
Non-ACC Rental Income	\$1,882,544	Affordable Housing
HOME	\$281,880	HCV - Rental Assistance, Security and Utility Deposits
CDBG	\$1,273,970	PH Capital Improvement – Tucson House Elevators
CDBG	\$262,078	PH Capital Improvement – Tucson House Clinic

Operations Management

During the Fiscal Year the City of Tucson had to adjust operations based on the COVID-19 pandemic which impacted (1) rent collections (2) work-orders (3) unit make ready's and (4) inspections. There was a rent moratorium implemented by both the Federal government through December 2020 and another by the CDC through March 2021 which impacts residents paying rent and the enforcement to imposing late fees. The City of Tucson sent monthly notices to families "reminding" them of the balance owed during the pandemic and for them to make payment arrangements to address the balance before the moratorium is lifted and the PHA move to evictions.

In addition, work-orders were limited to emergency only to reduce the spread of the virus; and based on limited staffing the department utilized "jock" contractors to assist with unit make-readies to continue the leasing process. Housekeeping and UPCS inspections were placed on hold. Those inspections should resume later than the effective date of this plan July 1, 2021.

The City of Tucson will work complete the Designated Housing Plan for the Landers Garden (AZ004100115), MLK (AZ004700120) and Silverbell Homes (AZ004000065). The agency will investigate the feasibility of implementation of a designated housing plan for Tucson House since it is currently under the planning grant with the expectation to submit for a planning grant.

The agency is currently participating in Connect Homes to decrease the digital divide between residents and Wi-Fi connection. In addition, the Department will work with the City of Tucson on their efforts to provide Community Wireless which is a private network to offer basic internet to residents of the city which includes our PH and HCV participants.

Pima County will collaborate with the behavioral health organizations and COMPASS to implement a program entitled Invest that would work with re-entry individuals that have been incarcerated to obtain supportive services and housing.

Grievance Procedures

See attachment for Grievance Policy

Homeownership Programs

The City of Tucson/Pima County HCV Program implemented the Homeownership Program in 2020 and is working on closing the 1st participate of the program. The Agency will move forward with distributing information to encourage more participants of the program.

The City of Tucson PH program is currently reviewing completing a Physical Needs Assessment for the PH portfolio to develop a plan for the over 400 single family homes that the PHA owes. If they would like to turn those homes into affordable homeownership options for residents or low-income families.

Community Service and Self-Sufficiency Programs

The Community Service requirements have been suspended through June 30, 2021 based on the pandemic under PIH Notice 2020-033 the residents aren't subject for compliance until their next annual recertification after the availability period of June 30, 2021.

Family-Self Sufficiency orientation workshops for the Family Self-Sufficiency Program will resume virtually to allow participation in the program since workshops were temporarily halted due to the virus.

Safety and Crime Prevention

the City of Tucson will continue to look for opportunities to increase safety in their communities by applying for the Safety and Crime Prevention grant provided by HUD.

Pet Policy

The City of Tucson adopted a Pet Policy for the Public Housing Program July 1, 2018 and since then the program has implemented the breed restriction for those animals that are not identified as a service animal.

Asset Management

Each AMP is monitored monthly to determine areas for operations that need to be addressed quickly. The Department is looking to improve operations by implementing an electronic work order and inventory system. In addition, to implementation of electronic payment options. The City of Tucson will have a completed physical needs assessment that will asset the PH program on how to proceed with inventory, capital investment, rehabilitation and modernization.

Substantial Deviation

- (1) 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
- (2) A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, civil unrest, or another unforeseen significant event.
- (3) 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.
- (4) Any single or cumulative annual change in the planned or actual use of federal funds identified in the 5-year plan that exceeds \$1,000,000 of the City of Tucson/Pima County Consortiums annual program budgets for the Housing Choice Voucher or Public Housing Programs activities
- (5) Addition of a Capital Fund project or non-emergency work items that are not included in the current Annual Statement or 5-year Action Plan in an amount less than \$1,000,000 or
- (6) Changes in the use of replacement reserve funds under the Capital Fund program in an amount less than \$1,000,000

Substantial Modification

The City of Tucson/Pima County PHA consortium considers any significant amendment as the following:

- (1) change to the HCV Administrative Plan or the ACOP that would change the rent, admissions, policies, or pet policies as significant amendments or substantial deviations/modifications.
- (2) Any changes to the aforementioned that are a direct result of conversion activities included in the plan will not be considered a substantial deviation/modification.
- (3) Any change with regard to additional demolition or disposition, designation, or conversion activities not contemplated in this plan would be constituted as a significant amendment.

In addition, the City of Tucson may enter into third-party agreement that generate non-rental income such as Solar Panels and Social Services for the benefit of participants and residents of the Housing Choice Voucher or Public Housing Programs.

Any revision to the City of Tucson/Pima County PHA consortium plans and/or policies adopted or implemented as a result of a Presidential Order, Congressional appropriation or legislation, HUD revision to any program regulation governing the HCV or PH programs or funding stream, or editorial changes such as additional detailed language provided for clarification of activities will not be considered a significant amendment or modification to the 5-year plan. In addition, any Changes in the use of replacement reserve funds under the Capital Fund program in an amount that is greater than \$1,000,000

- (c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for

demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA POLICY

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA POLICY

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA POLICY

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

Policy does not exist at this time but based on site-based waiting list implementation and its impact on PHA's public housing developments, it may be required in the future.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA POLICY

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest-ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing, and income targeting will also be considered in accordance with HUD requirements and PHA POLICY.

12-IV.E. DECONCENTRATION

PHA Policy for this deconcentration is associated with the transfer policy for the PHA program

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

Hope VI or Choice Neighborhoods

The City of Tucson was awarded the Choice Neighborhood Planning Grant and the agency is looking forward to submitting the Implementation Grant during the next fiscal year to address the needs of the Tucson House and the surrounding area.

Mixed Finance Modernization or Development

The City of Tucson will continue to investigate opportunities and establish a plan for mixed finance modernization or development. Once the needs assessment is completed for the portfolio the PHA will have the ability to provide better direction on how it will proceed with modernization and development.

Demolition and/or Disposition

The City of Tucson published the Physical Needs Assessment and is currently waiting on the completion of the assignment to determine a plan for modernization, disposition, or Rental Assistance Demonstration.

Conversion of Public Housing to Tenant-Based Assistance

The City of Tucson will investigate the feasibility of converting scattered units to Tenant Based Assistance either through rental or HCV homeownership opportunities.

Project-Based Vouchers

The City of Tucson and Pima County will look at issuing a Request for Proposal for additional PBV vouchers for units throughout the city and county jurisdiction to assist with expanding housing options for families. Pima County will collaborate with the Pima County Justice System to allow vouchers for participants who have recently been jailed and are in need housing with the supportive services, etc.

Units with Approved Vacancies for Modernization

The City of Tucson has a total of 5 units under modernization: AZ004000048 (1 unit – ceiling damaged due to main water line repair), AZ004300110 (3 units – all are being converted to UFAS units) and the unit under AZ004400111 – modernization casualty loss (1 unit –

	<p>resident fire damage casualty loss). The PHA will continue unit upgrades associated with cabinets, roofing, and other modernization efforts to improve unit conditions.</p> <p><u>Other Capital Grant Program</u> The City of Tucson will look into opportunities to apply for Emergency Safety and Security Grants.</p>
<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>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<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><u>Increase Affordable Housing Availability:</u></p> <ul style="list-style-type: none"> • The City of Tucson utilized Cares Act funding received for the HCV to provide deposits for participants to increase the number of landlords; the HCV program continues to host landlord workshops virtually every two weeks to increase the pool available to our families. • Decrease homelessness – the City of Tucson has continued to focus on decreasing homelessness by increasing the availability of HPP vouchers from 598 to 960. The increase allowed the City of Tucson/Pima County to house more homeless persons during the pandemic to reduce the spread • The vacancy rate for units has decreased to 3% for the fiscal year and the Public Housing program continue to turn units timely to house families • The City of Tucson HCV Program awarded an additional 19 vouchers; bringing the grand total of 355 PBV units have been awarded. The City of Tucson received HUD approval to project a total of 500 units which leaves 145 units available for the last approval before another one has to be submitted for the full 960 the agency can have. In addition, Pima County awarded PBV units to Center for Hope Phase I of 40 units with a capacity of 50. The agency has requested an additional 50 from the HUD field Office. <p><u>Create Administrative Efficiency and Improving Customer Service</u></p> <ul style="list-style-type: none"> • The PHA continues to review the effectiveness of the software and will be moving to an upgrade that will allow for the following: (1) online recertifications; online work orders and procurement modular • With the software upgrade the City of Tucson will open the City of Tucson HCV; open two additional waitlist for Pima County and PBV units <p><u>Improve Quality of Assisted Housing</u></p> <ul style="list-style-type: none"> • The City of Tucson hired four (4) housing navigators to assist both Coordinated Entry along with HCV voucher holders that have been on vouchers for an extended period of time to locate units in the Tucson/Pima County jurisdiction • The PHA awarded the physical needs assessment contract to AEI Consultants, who will complete an assessment and energy audit on the Public Housing Portfolio • Program utilization increased for the both the HCV Program and PH programs; the HCV Program increased by roughly 7% from an average of 88% to 95% on voucher and over 100% funding utilization. As for the PH program their occupancy rate increased by 2% overall to 97%. • Modernization and Renovation efforts did not move forward based on the virus and limited staffing available based on the virus. • The City of Tucson received technical assistance from a third-party to assist with reviewing portfolio and determining options for the scattered site units. The agency has contracted with a consultant to assist with affordable housing options to increase assisted housing options. <p><u>Promote Self-Sufficiency</u></p> <ul style="list-style-type: none"> • The PHA has been working with Nova Loans and Coldwell Bank to assist a participant of the HCV Program to close on a home with Homeownership Assistance.

<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>Meeting tentatively scheduled for March 31, 2021</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>																																													
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	1354	577	4208 E Market St	AZ004600113 01/31/21	New cabinetry in the Kitchen and countertops. Bathroom needs to be demo and all new vanities and fixtures. New flooring and baseboards, replacement of new appliances and light fixtures throughout. Bedroom windows need to be replaced. Painting of exterior of unit.
C.1	<p>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.</p> <p>Draft HUD-50075.2; the last HUD-Approved 5-Year Plan was dated December 16, 2020</p>				

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Grievance Policy

Chapter 14

GRIEVANCES AND APPEALS INTRODUCTION

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

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

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

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

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

PART I: INFORMAL HEARINGS FOR PUBLIC HOUSING APPLICANTS

14-I.A. OVERVIEW

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

14-I.B. INFORMAL HEARING PROCESS [[24 CFR 960.208\(a\)](#) and [PH Occ GB, p. 58](#)]

Informal hearings are provided for public housing applicants. An applicant is someone who has applied for admission to the public housing program but is not yet a tenant in the program. Informal hearings are intended to provide a means for an applicant to dispute a determination of ineligibility for admission to a project [24 CFR 960.208(a)]. Applicants to public housing are not entitled to the same hearing process afforded tenants in the PHA grievance procedure [24 CFR [966.53\(a\)](#) and PH Occ GB, p. 58].

Informal hearings provide the applicant a means to hear the details of the reasons for rejection, and an opportunity to present evidence to the contrary if available, and to claim mitigating circumstances if possible.

Use of Informal Hearing Process

While the PHA must offer the opportunity of an informal hearing to applicants who have been determined as ineligible for admission, the PHA could make the informal hearing process available to applicants who wish to dispute other PHA actions that adversely affect them.

PHA Policy

The PHA will only offer informal hearings to applicants for the purpose of disputing denials of admission.

Notice of Denial [[24 CFR 960.208\(a\)](#)]

The PHA must give an applicant prompt notice of a decision denying eligibility for admission. The notice must contain a brief statement of the reasons for the PHA decision and must also state that the applicant may request an informal hearing to dispute the decision. The notice must describe how to obtain the informal hearing.

Prior to notification of denial based on information obtained from criminal or sex offender registration records, the family, in some cases, must be given the opportunity to dispute the information in those records which would be the basis of the denial. See Section 3-III.G for details concerning this requirement.

Scheduling an Informal Hearing

PHA Policy

A request for an informal hearing must be made in writing and delivered to the PHA either in person, by fax, e-mail or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's notification of denial of admission.

The PHA will schedule and send written notice of the informal hearing within 10 business days of the family's request.

Conducting an Informal Hearing [[PH Occ GB, p. 58](#)]

PHA Policy

The informal hearing will be conducted by a person other than the one who made the decision under review, or a subordinate of this person.

The applicant will be provided an opportunity to present written or oral objections to the decision of the PHA.

The person conducting the informal hearing will make a recommendation to the PHA, but the PHA is responsible

Informal Hearing Decision [[PH Occ GB](#), p. 58]

PHA Policy

The PHA will notify the applicant of the PHA's final decision, including a brief statement of the reasons for the final decision.

In rendering a decision, the PHA will evaluate the following matters:

Whether or not the grounds for denial were stated factually in the notice

The validity of grounds for denial of admission. If the grounds for denial are not specified in the regulations or in PHA policy, then the decision to deny assistance will be overturned. See Chapter 3 for a detailed discussion of the grounds for applicant denial.

The validity of the evidence. The PHA will evaluate whether the facts presented prove the grounds for denial of admission. If the facts prove that there are grounds for denial, and the denial is required by HUD, the PHA will uphold the decision to deny admission.

If the facts prove the grounds for denial, and the denial is discretionary, the PHA will consider the recommendation of the person conducting the informal hearing in making the final decision whether to deny admission.

The PHA will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed via USPS first class confirmation, within 10 business days of the informal hearing, to the applicant and his or her representative, if any.

If the informal hearing decision overturns the denial, processing for admission will resume.

If the family fails to appear for their informal hearing, the denial of admission will stand, and the family will be so notified.

Reasonable Accommodation for Persons with Disabilities [[24 CFR 966.7](#)]

Persons with disabilities may request reasonable accommodations to participate in the informal hearing process and the PHA must consider such accommodations. The PHA must also consider reasonable accommodation requests pertaining to the reasons for denial if related to the person's disability. See Chapter 2 for more detail pertaining to reasonable accommodation requests. for making the final decision as to whether admission should be granted or denied.

PART II: INFORMAL HEARINGS WITH REGARD TO NONCITIZENS

14-II.A. HEARING AND APPEAL PROVISIONS FOR NONCITIZENS [24 CFR 5.514]

Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. These special hearings are referred to in the regulations as informal hearings, but the requirements for such hearings are different from the informal hearings used to deny applicants for reasons other than immigration status.

Assistance to a family may not be delayed, denied, or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the PHA hearing is pending, but assistance to an applicant may be delayed pending the completion of the informal hearing.

A decision against a family member, issued in accordance with the USCIS appeal process or the PHA informal hearing process, does not preclude the family from exercising the right, that may otherwise be available, to seek redress directly through judicial procedures.

Notice of Denial or Termination of Assistance [24 CFR 5.514(d)]

As discussed in Chapters 3 and 13, the notice of denial or termination of assistance for noncitizens must advise the family of any of the following that apply:

- That financial assistance will be denied or terminated and provide a brief explanation of the reasons for the proposed denial or termination of assistance.
- The family may be eligible for proration of assistance.
- In the case of a tenant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518].
- That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.
- That the family has a right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.
- For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process.

United States Citizenship and Immigration Services Appeal Process [24 CFR 5.514(e)]

When the PHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, the PHA must notify the family of the results of the USCIS verification. The family will have 30 days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide the PHA with a copy of the written request for appeal and proof of mailing.

PHA Policy

The PHA will notify the family in writing of the results of the USCIS secondary verification within

10 business days of receiving the results.

The family must provide the PHA with a copy of the written request for appeal and proof of mailing within 10 business days of sending the request to the USCIS.

The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.

The USCIS will notify the family, with a copy to the PHA, of its decision. When the USCIS notifies the PHA of the decision, the PHA must notify the family of its right to request an informal hearing.

PHA Policy

The PHA will send written notice to the family of its right to request an informal hearing within 10 business days of receiving notice of the USCIS decision regarding the family's immigration status.

Informal Hearing Procedures for Applicants [[24 CFR 5.514\(f\)](#)]

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, an applicant family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the PHA notice of denial, or within 30 days of receipt of the USCIS appeal decision.

The informal hearing procedures for applicant families are described below.

Informal Hearing Officer

The PHA must provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision.

Evidence

The family must be provided the opportunity to examine and copy at the family's expense, at a reasonable time in advance of the hearing, any documents in the possession of the PHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.

PHA Policy

The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of PHA documents no later than 12:00 p.m. 2 business days prior to the hearing.

The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The family must also be provided the opportunity to refute evidence relied upon by the PHA, and to confront and cross-examine all witnesses on whose testimony or information the PHA relies.

Representation and Interpretive Services

The family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.

The family is entitled to arrange for an interpreter to attend the hearing, at the expense of the family, or the PHA, as may be agreed upon by the two parties. If the family does not arrange for their own interpreter, the PHA is still obligated to provide oral translation services in accordance with its LEP Plan.

Recording of the Hearing

The family is entitled to have the hearing recorded by audiotape. The PHA may but is not required to provide a transcript of the hearing.

PHA Policy

The PHA will not provide a transcript of an audio taped informal hearing.

Hearing Decision

The PHA must provide the family with a written notice of the final decision, based solely on the facts presented at the hearing, within 14 calendar days of the date of the informal hearing. The notice must state the basis for the decision.

Retention of Documents [[24 CFR 5.514\(h\)](#)]

The PHA must retain for a minimum of 5 years the following documents that may have been submitted to the PHA by the family, or provided to the PHA as part of the USCIS appeal or the PHA informal hearing process:

- The application for assistance
- The form completed by the family for income reexamination
- Photocopies of any original documents, including original USCIS documents
- The signed verification consent form
- The USCIS verification results
- The request for a USCIS appeal
- The final USCIS determination
- The request for an informal hearing
- The final informal hearing decision

Informal Hearing Procedures for Residents [[24 CFR 5.514\(f\)](#)]

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, a resident family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the PHA notice of termination, or within 30 days of receipt of the USCIS appeal decision.

The informal hearing procedures for resident families whose tenancy is being terminated based on immigration status is the same as for any grievance under the grievance procedures for resident families found in Part III below.

PART III: GRIEVANCE PROCEDURES FOR PUBLIC HOUSING RESIDENTS

14-III.A. REQUIREMENTS [24 CFR 966.52]

PHAs must have a grievance procedure in place through which residents of public housing are provided an opportunity to grieve any PHA action or failure to act involving the lease or PHA policies which adversely affect their rights, duties, welfare, or status.

The PHA grievance procedure must be included in, or incorporated by reference in, the lease.

PHA Policy

The PHA grievance procedure will be incorporated by reference in the tenant lease.

The PHA must provide at least 30 days notice to tenants and resident organizations setting forth proposed changes in the PHA grievance procedure and providing an opportunity to present written comments. Comments submitted must be considered by the PHA before adoption of any grievance procedure changes by the PHA.

PHA Policy

Residents and resident organizations will have 30 calendar days from the date they are notified by the PHA of any proposed changes in the PHA grievance procedure, to submit written comments to the PHA.

The PHA must furnish a copy of the grievance procedure to each tenant and to resident organizations.

14-III.B. DEFINITIONS [24 CFR 966.53; 24 CFR 966.51(a)(2)(i)]

There are several terms used by HUD with regard to public housing grievance procedures, which take on specific meanings different from their common usage. These terms are as follows:

- **Grievance** – any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant’s lease or PHA regulations which adversely affect the individual tenant’s rights, duties, welfare or status
- **Complainant** – any tenant whose grievance is presented to the PHA or at the project management office
- **Due Process Determination** – a determination by HUD that law of the jurisdiction requires that the tenant must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit
- **Elements of Due Process** – an eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
 - Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction
 - Right of the tenant to be represented by counsel
 - Opportunity for the tenant to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have
 - A decision on the merits

Hearing Officer/Panel – a person/panel selected in accordance with HUD regulations to hear grievances and render a decision with respect thereto.

- **Tenant** – the adult person (or persons) (other than a live-in aide)
 - Who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or, if no such person now resides in the unit,
 - Who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit
- **Resident Organization** – includes a resident management corporation

14-III.C. APPLICABILITY [24 CFR 966.51]

Potential grievances could address most aspects of a PHA's operation. However, there are some situations for which the grievance procedure is not applicable.

The grievance procedure is applicable only to individual tenant issues relating to the PHA. It is not applicable to disputes between tenants not involving the PHA. Class grievances are not subject to the grievance procedure and the grievance procedure is not to be used as a forum for initiating or negotiating policy changes of the PHA.

If HUD has issued a due process determination, a PHA may exclude from the PHA grievance procedure any grievance concerning a termination of tenancy or eviction that involves:

- Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PHA
- Any violent or drug-related criminal activity on or off such premises
- Any criminal activity that resulted in felony conviction of a household member

In states without due process determinations, PHAs must grant opportunity for grievance hearings for all lease terminations, regardless of cause, but may use expedited grievance procedures, as described in Section 14-III.E. below, to deal with the first two of the above three categories of lease terminations.

If HUD has issued a due process determination, the PHA may evict through the state/local judicial eviction procedures. In this case, the PHA is not required to provide the opportunity for a hearing under the PHA's grievance procedure as described above.

PHA Policy

The PHA is located in a due process State, therefore it is not required to grant an opportunity for grievance hearings for all lease terminations, regardless of cause.

See Chapter 13 for related policies on the content of termination notices.

14-III.D. INFORMAL SETTLEMENT OF GRIEVANCE [24 CFR 966.54]

HUD regulations state that any grievance must be personally presented, either orally or in writing, to the PHA office or to the office of the project in which the complainant resides so that the grievance may be discussed informally and settled without a hearing.

PHA Policy

The PHA will accept requests for an informal settlement of a grievance either orally or in writing, to the PHA office within 10 business days of the grievable event. Within 10 business days of receipt of the request the PHA will arrange a meeting with the tenant at a mutually agreeable time and confirm such meeting in writing to the tenant.

If a tenant fails to attend the scheduled meeting without prior notice, the PHA will reschedule the appointment only if the tenant can show good cause for failing to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family.

The PHA retains the right to streamline the informal settlement should regulatory provisions be afforded in the future.

HUD regulations require that a summary of such discussion will be prepared within a reasonable time and one copy will be given to the tenant and one retained in the PHA's tenant file.

The summary must specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore and will specify the procedures by which a hearing may be obtained if the complainant is not satisfied.

PHA Policy

The PHA will prepare a summary of the informal settlement within 5 business days; one copy to be given to the tenant and one copy to be retained in the PHA's tenant file.

For PHAs who have the option to establish an expedited grievance procedure, and who exercise this option, the informal settlement of grievances is not applicable to those grievances for which the expedited grievance procedure applies.

14-III.E. PROCEDURES TO OBTAIN A HEARING [24 CFR 966.55]

Requests for Hearing and Failure to Request [24 CFR 966.55(a), (c), and (d)]

All grievances must be presented in accordance with the informal procedures prescribed above as a condition prior to a grievance hearing. However, if the complainant can show good cause for failure to proceed with the informal settlement process to the hearing officer/panel, the hearing officer/panel may waive this provision [24 CFR 966.55(d)].

The complainant must submit the request in writing for a grievance hearing within a reasonable time after receipt of the summary of informal discussion [24 CFR 966.55(a)]. The request must specify the reasons for the grievance and the action or relief sought.

PHA Policy

The resident must submit a written request for a grievance hearing to the PHA within 5 business days of the tenant's receipt of the summary of the informal settlement.

The PHA retains the right to streamline the informal settlement should regulatory provisions be afforded in the future.

If the complainant does not request a hearing, the PHA's disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest the PHA's action in disposing of the complaint in an appropriate judicial proceeding [24 CFR 966.55(c)].

Escrow Deposits [24 CFR 966.55(e)]

Before a hearing is scheduled in any grievance involving the amount of rent that the PHA claims is due, the family must pay an escrow deposit to the PHA. When a family is required to make an escrow deposit, the amount is the amount of rent the PHA states is due and payable as of the first of the month preceding the month in which the family's act or failure to act took place. After the first deposit the family must deposit the same amount monthly until the family's complaint is resolved by decision of the hearing officer/panel.

The PHA must waive the requirement for an escrow deposit where the family has requested a financial hardship exemption from minimum rent requirements or is grieving the effect of welfare benefits reduction in calculation of family income [24 CFR 5.630(b)(3)].

Unless the PHA waives the requirement, the family's failure to make the escrow deposit will terminate the grievance procedure. A family's failure to pay the escrow deposit does not waive the family's right to contest the PHA's disposition of the grievance in any appropriate judicial proceeding.

PHA Policy

The PHA will not waive the escrow requirement for grievances involving rent amounts except where required to do so by regulation.

The PHA retains the right to streamline the informal settlement should regulatory provisions be afforded in the future.

Scheduling of Hearings [24 CFR 966.55(f)]

If the complainant has complied with all requirements for requesting a hearing as described above, a hearing must be scheduled by the hearing officer/panel promptly for a time and place reasonably convenient to both the complainant and the PHA. A written notification specifying the time, place and the procedures governing the hearing must be delivered to the complainant and the appropriate PHA official.

PHA Policy

Within 10 business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing to both the complainant and the PHA.

The PHA may wish to permit the tenant to request to reschedule a hearing for good cause.

PHA Policy

The tenant may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family. Requests to reschedule a hearing must be made in writing prior to the hearing date. At its discretion, the PHA may request documentation of the “good cause” prior to rescheduling the hearing.

Expedited Grievance Procedure [24 CFR 966.55(g)]

The PHA may establish an expedited grievance procedure for any grievance concerning a termination of tenancy or eviction that involves:

- Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the PHA, or
- Any drug-related criminal activity on or near such premises

In such expedited grievances, the informal settlement of grievances as discussed in 14-III.D is not applicable.

The PHA may adopt special procedures concerning expedited hearings, including provisions for expedited notice or scheduling, or provisions for expedited decision on the grievance.

PHA Policy

Arizona is a due process State and the PHA is not subject to an expedited grievance process.

14-III.F. SELECTION OF HEARING OFFICER/PANEL [24 CFR 966.55(b)]

The grievance hearing must be conducted by an impartial person or persons appointed by the PHA, other than the person who made or approved the PHA action under review, or a subordinate of such person.

PHA Policy

PHA grievance hearings will be conducted by a single hearing officer and not a panel. The PHA has designated the following to serve as hearing officers:

The PHA may include City of Tucson Special Magistrate(s) or any other Appointed hearing officer other than the one who made the decision under review, or a subordinate of this person.

The PHA must determine the methodology for appointment of the hearing officer and it must be stated in the grievance procedure.

PHA Policy

The PHA will ensure that the person who has been selected in the manner required under the grievance procedure. Efforts will be made to assure that the person selected is not a friend, nor enemy; of the complainant and that they do not have a personal stake in the matter under dispute or will otherwise have an appearance of a lack of impartiality.

The PHA must consult with resident organizations before a person is appointed as a hearing officer or hearing panel member. Comments from the resident organizations must be considered before making the appointment.

14-III.G. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56]

Rights of Complainant [24 CFR 966.56(b)]

The complainant will be afforded a fair hearing. This includes:

- The opportunity to examine before the grievance hearing any PHA documents, including records and regulations that are directly relevant to the hearing. The tenant must be allowed to copy any such document at the tenant's expense. If the PHA does not make the document available for examination upon request by the complainant, the PHA may not rely on such document at the grievance hearing.

PHA Policy

The tenant will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of PHA documents no later than 12:00 p.m. 2 business days prior to the hearing.

The PHA must be allowed to copy any documents that the tenant will present at the hearing, at the PHA's expense. The PHA's notice of the hearing will advise the tenant of the PHA's request for discovery. The PHA must be allowed to copy said documents at least 2 business days prior to the hearing.

The PHA retains the right to streamline the informal settlement should regulatory provisions be afforded in the future.

- The right to be represented by counsel or another person chosen as the tenant's representative

and to have such person make statements on the tenant's behalf.

PHA Policy

Hearings may be attended by the following applicable persons:

A PHA representative(s), the PHA's counsel, and any witnesses for the PHA
The tenant and any witnesses for the tenant

The tenant's counsel or other representative

Any other person approved by the PHA as a reasonable accommodation for a person with a disability

- The right to a private hearing unless the complainant requests a public hearing.
- The right to present evidence and arguments in support of the tenant's complaint, to controvert evidence relied on by the PHA or project management, and to confront and cross-examine all witnesses upon whose testimony or information the PHA or project management relies.
- A decision based solely and exclusively upon the facts presented at the hearing.

Decision without Hearing [24 CFR 966.56(c)]

The hearing officer/panel may render a decision without proceeding with the hearing if the hearing officer/panel determines that the issue has been previously decided in another proceeding.

Failure to Appear [24 CFR 966.56(d)]

If the complainant or the PHA fails to appear at a scheduled hearing, the hearing officer/panel may make a determination to postpone the hearing for not to exceed five business days or may make a determination that the party has waived his/her right to a hearing. Both the complainant and the PHA must be notified of the determination by the hearing officer/panel: Provided, That a determination that the complainant has waived his/her right to a hearing will not constitute a waiver of any right the complainant may have to contest the PHA's disposition of the grievance in an appropriate judicial proceeding.

There may be times when a complainant does not appear due to unforeseen circumstances which are out of their control and are no fault of their own.

PHA Policy

If the tenant does not appear at the scheduled time of the hearing, the hearing officer will wait up to 15 minutes. If the tenant appears within 15 minutes of the scheduled time, the hearing will be held. If the tenant does not arrive within 15 minutes of the scheduled time, they will be considered to have failed to appear.

If the tenant fails to appear and was unable to reschedule the hearing in advance, the tenant must contact the PHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The hearing officer will reschedule the hearing only if the tenant can show good cause for the failure to appear, or it is needed as a reasonable accommodation for a person with disabilities.

"Good cause" is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family.

General Procedures [24 CFR 966.56(e), (f), and (g)]

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complaint is directed [24 CFR 966.56(e)].

The hearing must be conducted informally by the hearing officer/panel. The PHA and the tenant must be given the opportunity to present oral or documentary evidence pertinent to the facts and issues raised by the complaint and question any witnesses. In general, all evidence is admissible and may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings [24 CFR 966.56(f)].

PHA Policy

Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.

Oral evidence: the testimony of witnesses

Documentary evidence: a writing which is relevant to the case, for example, a letter written to the PHA. Writings include all forms of recorded communication or representation, including letters, emails, words, pictures, sounds, videotapes or symbols or combinations thereof.

Demonstrative evidence: Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.

Real evidence: A tangible item relating directly to the case.

Hearsay Evidence is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.

If the PHA or the tenant fails to comply with the discovery requirements (providing the tenant with the opportunity to examine PHA documents and the PHA has the opportunity examine tenant documents prior to the grievance hearing), the hearing officer will refuse to admit such evidence.

Other than the failure of the PHA and/or the tenant to comply with discovery requirements, the hearing officer has the authority to overrule any objections to evidence.

The hearing officer/panel must require the PHA, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer/panel to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate [24 CFR 966.56(f)].

The complainant or the PHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript [24 CFR 966.56(g)].

PHA Policy

If the complainant would like the PHA to record the proceedings by audiotape, the request must be made to the PHA by 12:00 p.m. on the business day prior to the hearing.

The PHA will consider that an audio tape recording of the proceedings is a transcript.

Accommodations of Persons with Disabilities [24 CFR 966.56(h)]

The PHA must provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

If the tenant is visually impaired, any notice to the tenant which is required in the grievance process must be in an accessible format.

See Chapter 2 for a thorough discussion of the PHA's responsibilities pertaining to reasonable accommodation.

14-III.H. DECISION OF THE HEARING OFFICER/PANEL [24 CFR 966.57]

The hearing officer/panel must issue a written decision, stating the reasons for the decision, within a reasonable time after the hearing. Factual determinations relating to the individual circumstances of the family must be based on a preponderance of evidence presented at the hearing. A copy of the decision must be sent to the tenant and the PHA. The PHA must retain a copy of the decision in the tenant's folder. A copy of the decision, with all names and identifying references deleted, must also be maintained on file by the PHA and made available for inspection by a prospective complainant, his/her representative, or the hearing officer/panel [24 CFR 966.57(a)].

PHA Policy

In rendering a decision, the hearing officer will consider the following matters:

PHA Notice to the Family: The hearing officer will determine if the reasons for the PHA's decision are factually stated in the notice.

Discovery: The hearing officer will determine if the family was given the opportunity to examine any relevant documents in accordance with PHA policy.

PHA Evidence to Support the PHA Decision: The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support the PHA's conclusion.

Validity of Grounds for Termination of Tenancy (when applicable): The hearing officer will determine if the termination of tenancy is for one of the grounds specified in the HUD regulations and PHA policies. If the grounds for termination are not specified in the regulations or in compliance with PHA policies, then the decision of the PHA will be overturned.

The hearing officer will issue a written decision to the family and the PHA no later than 10 business days after the hearing. The report will contain the following information:

Hearing information:

Name of the complainant

Date, time and place of the hearing

Name of the hearing officer

Name of the PHA representative(s) Name of family

representative (if any) Names of witnesses (if any)

Background: A brief, impartial statement of the reason for the hearing and the date(s) on which the informal settlement was held, who held it, and a summary of the results of the informal settlement. Also includes the date the complainant requested the grievance hearing.

Summary of the Evidence: The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.

Findings of Fact: The hearing officer will include all findings of fact, based on a preponderance of the evidence. *Preponderance of the evidence* is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Conclusions: The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold the PHA's decision.

Order: The hearing report will include a statement of whether the PHA's decision is upheld or overturned. If it is overturned, the hearing officer will instruct the PHA to change the decision in accordance with the hearing officer's determination. In the case of termination of tenancy, the hearing officer will instruct the PHA to restore the family's status.

Procedures for Further HearingPHA Policy

The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of the PHA will take effect and another hearing will not be granted.

The PHA retains the right to streamline the informal settlement should regulatory provisions be afforded in the future.

Final Decision [24 CFR 66.57(b)]

The decision of the hearing officer/panel is binding on the PHA which must take the action, or refrain from taking the action cited in the decision unless the PHA Board of Commissioners determines within a reasonable time, and notifies the complainant that:

- The grievance does not concern PHA action or failure to act in accordance with or involving the complainant's lease on PHA policies which adversely affect the complainant's rights, duties, welfare, or status; or
- The decision of the hearing officer/panel is contrary to Federal, state, or local law, HUD regulations or requirements of the annual contributions contract between HUD and the PHA

PHA Policy

When the PHA considers the decision of the hearing officer to be invalid due to the reasons stated above, it will present the matter to the PHA Board of Commissioners within 10 business days of the date of the hearing officer's decision. The Board has 30 calendar days to consider the decision. If the Board decides to reverse the hearing officer's decision, it must notify the complainant within 10 business days of this decision.

A decision by the hearing officer/panel, or Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part must not constitute a waiver of any rights the complainant may have to a subsequent trial or judicial review in court [24 CFR 966.57(c)].

Capital Fund Attachment

50075.2

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing and Community Development Tucson			Locality (City/County & State)			
PHA Number: AZ004			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	SCATTERED SITES (AZ004300110)	\$152,000.00	\$233,000.00	\$205,000.00	\$333,500.00	\$243,000.00
	SCATTERED SITES (AZ004400111)	\$94,000.00	\$222,000.00	\$201,500.00	\$266,461.00	\$285,000.00
	SCATTERED SITES (AZ004500112)	\$95,000.00	\$587,000.00	\$405,000.00	\$323,000.00	\$353,247.00
	SCATTERED SITES (AZ004600113)	\$318,000.00	\$295,000.00	\$338,000.00	\$271,000.00	\$292,000.00
	POSADAS SENTINEL, PH. I (AZ004000051)	\$114,187.00	\$88,961.00	\$161,461.00	\$147,000.00	\$227,000.00
	AUTHORITY-WIDE	\$802,365.00	\$923,591.00	\$923,591.00	\$923,591.00	\$923,591.00
	MIXED FINANCE DEVELOPMENT TUCSON HOUSE	\$174,000.00	\$60,000.00	\$30,000.00	\$60,000.00	\$60,000.00
	LANDER APTS - PHASE II (AZ004100115)	\$675,000.00	\$15,000.00	\$160,000.00	\$100,000.00	\$40,714.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004300110)			\$152,000.00
ID0040	AMP-3 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 1717 W. Via Hondo 2- 1550 S. Marmora 3- 1786 W. Calle Acapulco 4- 2014 W. Romany 5- 508 E. Laguna		\$20,000.00
ID0042	AMP-3 Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace the existing deteriorated roof systems at following locations: 211 N. Delano St.		\$100,000.00
ID0044	AMP-3 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 211 N. Delano St.		\$4,000.00
ID0315	AMP-3 Site Improvements (Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 2512-2518 N. Estrella Ave.		\$28,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004400111)			\$94,000.00
ID0057	AMP-4 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated roof systems at the following locations: 2109 E Dakota St. 316 W. Wedwick St.		\$52,000.00
ID0225	AMP-4 Site Improvements (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 316,340,348,356 W Lerdo Rd.		\$12,000.00
ID0260	AMP-4 Modernization of Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Perform the necessary non-routine modifications to the following units: 1- 225 W Hatfield St 2- 4751 S. Warren Ave 3- 3058 E. Kaibab Vista 4- 807 E. Bilby Rd		\$30,000.00
	SCATTERED SITES (AZ004500112)			\$95,000.00
ID0111	AMP-5 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new at the following locations: 1- 2860-64 N. Palvo Verde Blvd. 2- 2934-38 N. Palvo Verde Blvd. 3- 3425-27 E. Precidio Rd.		\$40,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0233	AMP-5 Site Improvements (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1- 3325-27 E. Glenn St. \$38,500.00 2- Contract with A&E provider to design lighting plan for exterior of Pastime Complex. \$6K		\$40,000.00
ID0261	AMP-5 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following units: 380 E Pastime Rd. Units R,S,T,A,B		\$10,000.00
ID0377	AMP-5 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 2860-64 N. Palo Verde Blvd.		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004600113)			\$318,000.00
ID0121	AMP-6 Equipment Replacement - CT Generator(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Site Work (1480)-Site Utilities)	CT- Replace existing building emergency generator per A&E design specifications.		\$200,000.00
ID0247	AMP-6 Site Improvements (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1715-1729 N Beverly Ave.		\$28,000.00
ID0262	AMP-6 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Perform the necessary non-routine modifications to the following identified units: 1- 8571 E Ruby Dr. 2- 3501 S. Prudence Rd. 3- 7994 E. Tulip Tree Dr. 4- 2922 S. Portia Ave.		\$20,000.00
ID0378	AMP-6 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 5411 E Lee St # 1 -8		\$5,000.00
ID0380	AMP-6 Roof Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle roof systems with new. 5411 E Lee St # 1-8 Moisture test - CT Roof		\$65,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POSADAS SENTINEL, PH. I (AZ004000051)			\$114,187.00
ID0128	Posadas 140- Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. Units 1- 5 of 60		\$12,000.00
ID0399	Posadas 140- Roof Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Roofs)	Replace identified existing deteriorated roof systems at the following locations: Unit #5- 429 W 21st St #2 (1-4) 86 & 92 E Camino Villas		\$94,187.00
ID0400	Posadas 140- Replace HVAC System (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace deteriorated HVAC systems at the following locations: Units 1-2 of 60		\$8,000.00
	AUTHORITY-WIDE (NAWASD)			\$802,365.00
ID0140	2021 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative costs necessary for the planning, design, implementation and monitoring of physical and Management Improvements.		\$242,455.00
ID0141	2021 - Operations(Operations (1406))	20% of the total grant amount distributed to AMPS		\$484,910.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0142	2021 - Management Improvements (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	PHA Homeowner Activities.		\$75,000.00
	MIXED FINANCE DEVELOPMENT TUCSON HOUSE (AZ004000048)			\$174,000.00
ID0273	Physical Plant Repairs(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Mechanical)	Make the necessary repairs "as needed" to HVAC, boilers, chillers, pumps, piping, generator, motors that provide heating, cooling and domestic hot water to the building residents. This is needed pending the anticipated award of the Choice Neighborhood Grant. Repair boiler controls for small domestic water boiler. \$5K Repair Cooling Tower motor, pumps, \$15K Repair (2) deteriorated condenser gate valves. \$10K Diesel pump leak at generator \$5K Bathroom Tub Replacement (~ \$1200@) Units: 606, 507, 1504, 721, 924, 524, 204, 1218		\$35,000.00
ID0274	Bathroom Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, showers, surrounds, sinks and vanities are in need of specific non-routine repairs in units: 606, 507, 1504, 721, 924, 524, 204, 1218		\$5,000.00
ID0280	Contract Administration - Relocation Costs(Contract Administration (1480)-Relocation)	Anticipated resident relocation costs pending the award of the Choice Neighborhood Grant.		\$10,000.00
ID0381	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Site Utilities)	Make necessary repairs "as needed" to parking lot asphalt pending the award of the Choice Neighborhood Grant. Install bollards/barrier around main water line near loading dock. Replace light fixtures at covered parking locations.		\$4,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0388	Elevator Modernization(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction-New Construction (1480)-Other)	The (3) elevators have reached the end of their life expectancy, abnormal breakdowns, parts are not available, one elevator is out of service due to fire damage posing an immediate threat to the health and safety of the residents. Adding a contingency in the event that actual project expenses exceed the estimated cost.		\$120,000.00
	LANDER APTS - PHASE II (AZ004100115)			\$675,000.00
ID0336	LG- Fall Protection (Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other)	Install code required fall protection on all roofs.		\$275,000.00
ID0393	LG- HVAC Modifications (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Site Work (1480)-Site Utilities)	Replace existing evaporative coolers, water heaters and furnaces with energy efficient HVAC systems. Work to be done in quadrant (4) as identified on existing design plans.		\$400,000.00
	Subtotal of Estimated Cost			\$2,424,552.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004300110)			\$233,000.00
ID0051	AMP-3 Roof Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Replace deteriorated shingle or BUR roof systems at the following locations with new: 1- 1843-53 N. 4th. Ave. 2- 1404 W. Niagara 3- 1615 W. Niagara		\$100,000.00
ID0052	AMP-3 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 1843-53 N. 4th. Ave. 2- 1615 W. Niagara		\$8,000.00
ID0195	AMP-3 Site Improvements (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1010-1030 N. 6th. Ave.		\$15,000.00
ID0299	AMP-3 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 1555 W. Calle Guadalajara 2- 2675 N. Leah Pl 3- 1440 N. 2nd Ave 4- 2008 W. Rufus Cir		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0317	AMP-3 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 3561 W. Ethan Crossing Ln 2- 3635 W. Courtney Crossing Ln 3- 3291 W Via Campana de Oro 4- 3122 S. Doucette Ln		\$10,000.00
	SCATTERED SITES (AZ004400111)			\$222,000.00
ID0080	AMP-4 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 2109 E Dakota St. 2- 1512 E. Ohio St. 3- 1507 E. El Atajo St.		\$7,000.00
ID0081	AMP-4 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 2109 E Dakota St. 2- 1512 E. Ohio St. 3- 1507 E. El Atajo St.		\$100,000.00
ID0226	AMP-4 Site Improvements (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1- 6868 S 4TH AV \$3200 2- 1339 E OHIO ST \$4500 3- Provide A&E Design for Electrical Improvements at these locations: N. 4th. Ave., Southland, and Delano \$4300		\$15,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0300	AMP-4 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 827 W. Montana St 2- 650 W Calle Garcia 3- 4133 E. Canada Strav.		\$90,000.00
ID0320	AMP-4 Exterior Painting(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Non-routine exterior painting of the following units: 1- 3669 W Fenton Way 2- 3725 W. Fenton Way 3- 1439 W. Eudora Pl 4- 52 E. Calle Sevilla		\$10,000.00
	SCATTERED SITES (AZ004600113)			\$295,000.00
ID0136	AMP-6 Roof Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new. 1- 3471 S Fairbanks Ave. 2- 3501 E Prudence St. 3- 3720 E Serena Lane		\$100,000.00
ID0138	AMP-6 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 3471 S Fairbanks Ave. 2- 3501 E Prudence St. 3- 3720 E Serena Lane		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0302	AMP-6 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Perform the necessary non-routine modifications to the following identified units: 1- 3931 S Lone Palm Dr. 2- 4741 S Prudence Rd. 3- 4663 S Rosette Ave. 4- 7227 E Luana Pl.		\$100,000.00
ID0321	AMP-6 Physical Plant Repairs(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Repair plate heat exchanger used to reduce cooling costs in summer located at Craycroft Towers Complex - 1635 N. Craycroft Rd.		\$10,000.00
ID0322	AMP-6 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 5634 E Camden St 2- 5636 E Camden St 3- 2922 S Portia Ave 4- 8571 E Ruby Dr 5- 3931 S Lone Palm Dr		\$15,000.00
ID0387	AMP-6 Exterior Painting Admin(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior Painting of Administration Building - 1635 N. Craycroft Rd.		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004500112)			\$587,000.00
ID0148	AMP-5 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new at the following locations: 1- 3327 E Glenn St. 2- 1009-1011 E Waverly St. 3- 4523-31 E. Seneca St.		\$120,000.00
ID0150	AMP-5 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 4523-31 E. Seneca St.		\$7,000.00
ID0152	AMP-5 Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 751-781 E. Navajo Rd.		\$120,000.00
ID0153	AMP-5 Site Improvement - A&E(Contract Administration (1480)-Other Fees and Costs)	Fees & costs for A&E recommendations and design plans to improve the existing site at the Pastime Complex addressing : 1) additional parking, laundry room facilities, vacant land use etc. 2) design specifications for replacing existing deteriorated main entrance services to property.		\$20,000.00
ID0154	AMP-5 Site Improvement - Ext. Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Install energy efficient security & safety lighting at Pastime Complex per electrical design.		\$150,000.00
ID0270	AMP-5 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine painting of the exterior of the following identified units that are severely deteriorated. 1- 3240 N Tyndall Ave 2- 3248 N Tyndall Ave 3- 502 S Star Ave Apt #1 4- 502 S Star Ave Apt #2		\$5,000.00

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Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0301	AMP-5 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 380 E Pastime Rd. (A & B) 2- 224 W Knox Dr. 3- 1007 E Knox Dr.		\$100,000.00
ID0397	AMP-5 Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. 1- 380 Pastime Rd. (20) Units A-T 2- 2440-2462 N. Edith Blvd. (12)		\$65,000.00
	POSADAS SENTINEL, PH. I (AZ004000051)			\$88,961.00
ID0159	Posadas 140- Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. Units 6-10 of 60		\$14,961.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0401	Posadas 140 - Roof Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Roofs)	Replace identified existing deteriorated roof systems at the following locations: Unit #6 & #7 - 519 W 21St. #2 & #3 Unit 65 - 571 W Placita Durango		\$60,000.00
ID0405	Posadas 140- Replace HVAC System (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace deteriorated HVAC systems at the following locations: Units 3-4 of 60		\$8,000.00
ID0409	Posadas 140- Site Work(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	A&E for Phase two of landscaping, curb appeal project.		\$6,000.00
	AUTHORITY-WIDE (NAWASD)			\$923,591.00
ID0187	2022 - Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	PHA Homeowner Activities.		\$75,000.00
ID0189	2022 - Operations(Operations (1406))	25% of the total grant amount distributed to AMPS		\$606,136.00
ID0190	2022 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative costs necessary for the planning, design, implementation and monitoring of physical and Management Improvements.		\$242,455.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MIXED FINANCE DEVELOPMENT TUCSON HOUSE (AZ004000048)			\$60,000.00
ID0276	Physical Plant Repairs(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Make the necessary repairs "as needed" to HVAC, boilers, chillers, pumps, piping, generator, motors that provide heating, cooling and domestic hot water to the building residents. This is needed pending the anticipated award of the Choice Neighborhood Grant. Replace deteriorated HVAC chilled water pipes as reported by tenants. Units not know until they begin to leak.		\$20,000.00
ID0277	Building Repairs(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-routine repairs to balcony railings & landings deteriorated by pigeons nesting in these areas. Repair deteriorated ceiling in physical plant room.		\$10,000.00
ID0278	Bathroom Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, showers, surrounds, sinks and vanities are in need of specific non-routine repairs in units: 219, 320, 413, 504, 614, 702, 819 & 923.		\$10,000.00
ID0282	Contract Administration - Relocation Costs(Contract Administration (1480)-Relocation)	Anticipated resident relocation costs pending the award of the Choice Neighborhood Grant.		\$10,000.00
ID0285	Site Improvements(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Make necessary repairs "as needed" to parking lot asphalt pending the award of the Choice Neighborhood Grant. Replace deteriorated light fixtures at covered walkways. Install bollards at main water line near loading dock.		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004300110)			\$205,000.00
ID0166	AMP-3 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 3031 N. Castro 2- 870 & 871 W. Calle Sur		\$100,000.00
ID0169	AMP-3 Site Improvements -Parking(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 211 N. Delano St.		\$30,000.00
ID0303	AMP-3 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 2210 W Window Rock Dr 2- 105 E Lee St 3- 1755 S. San Antonio 4- 2008 S. Rufus Cir		\$75,000.00
	SCATTERED SITES (AZ004400111)			\$201,500.00

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Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0172	AMP-4 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 1810 E. Oregon St. 2- 2161 E. Honeysuckle St. 3- 4701 S Warren Ave. 4- 4751 S. Warren Ave.		\$100,000.00
ID0192	AMP-4 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 1810 E. Oregon St. 2- 4701 S Warren Ave. 3- 4751 S. Warren Ave. 4- 2161 E. Honeysuckle St. 5- 2141 E. Balsam Circle 6- 302 W. Virginia St. 7- 710 W. Calle Romeo		\$16,500.00
ID0304	AMP-4 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 340 W. Lerdo Rd 2- 1512 E. Ohio St 3- 2161 E. Honeysuckle St 4- 316 W. Wedwick St		\$75,000.00

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Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0328	AMP-4 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 6657 S Hidden Flower Way 2- 5178 S Via Laguna Blanca 3- 6030 S Springbrook Dr 4- 6705 S Squawroot Pl		\$10,000.00
	SCATTERED SITES (AZ004500112)			\$405,000.00
ID0175	AMP-5 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new at the following locations: 1052-1120 E. Irwin Place		\$100,000.00
ID0179	AMP-5 Site Improvements - Parking(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1- 4017-4049 E. Fairmount St. 2- 3605 E Bellevue St Apt #1& #2 3- 2440- 2462 N. Edith Blvd.		\$50,000.00
ID0305	AMP-5 Modernization of Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 2021 S Cloverland Blvd. 2- 4232 E Sylvane Dr. 3- 5018 E 13th St. 4- 3052 N Dodge Blvd.		\$70,000.00

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Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0382	AMP-5 Site Improvements - Electrical (Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Electric Distribution)	Make the necessary repairs to deteriorated electrical service panels per A&E design plans at the 380 E. Pastime Rd. Complex.		\$80,000.00
ID0383	AMP-5 Site Improvements (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities)	Make the property improvements identified by A&E design plans (2022) at the 380 E. Pastime Rd. Complex.		\$100,000.00
ID0394	AMP-5 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine painting of the exterior of the following identified units that are severely deteriorated. 502 S Star Apt#1 and Apt#2 3- 502 S Star Ave Apt #1 4- 502 S Star Ave Apt #2		\$5,000.00
	SCATTERED SITES (AZ004600113)			\$338,000.00
ID0182	AMP-6 Roof Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new. 1- 3931 E Lone Palm Dr. 2- 6635 E Fayette St 3- 6717 E Calle Dened 4- 7451 E Stella Rd.		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0184	AMP-6 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 2638 S Desert Cavern Place 2- 2668 S Desert Cavern Place 3- 8302 E Stella Rd. 4- 6450 E. Calle Capella 5- 8011 E Sundew Dr. 6- 5840 E Elida St. 7- 9581 E 33rd. St. 8- 6422 S Wheaton Dr. 9- 3931 E Lone Palm Dr. 10- 6635 E Fayette St 11- 6717 E Calle Dened 12- 7451 E Stella Rd.		\$23,000.00
ID0271	AMP-6 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Non-routine exterior painting of the following units: Craycroft Towers 1635 N. Craycroft Rd.		\$130,000.00
ID0306	AMP-6 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Perform the necessary non-routine modifications to the following identified units: 1- 3217 S Winona Cir 2- 3440 S Marcia Pl 3- 4742 S Goldenrod Dr. 4- 9871 E Marianne St		\$75,000.00
ID0331	AMP-6 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 1505 S Van Buren Ave 2- 6271 E 34th St 3- 8120 E Lakeside Pkwy		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$923,591.00
ID0199	2023 - Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	PHA Homeowner Activities.		\$75,000.00
ID0200	2023 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative costs necessary for the planning, design, implementation and monitoring of physical and Management Improvements.		\$242,455.00
ID0201	2023 - Operations(Operations (1406))	25% of the total grant amount distributed to AMPS		\$606,136.00
	POSADAS SENTINEL, PH. I (AZ004000051)			\$161,461.00
ID0252	Posadas 140 - Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. Units 11-20 of 60		\$40,000.00
ID0402	Posadas 140 - Roof Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Roofs)	Replace identified existing deteriorated roof systems at the following locations: Unit #8 & #9 - 464 W La Paz #2 and 477 W La Paz #2 Unit 65 - 571 W Placita Durango		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0406	Posadas 140- Replace HVAC System (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace deteriorated HVAC systems at the following locations: Units 5-6 of 60		\$11,461.00
ID0410	Posadas 140- Site Work(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Landscaping per A&E design. Block #1		\$50,000.00
	MIXED FINANCE DEVELOPMENT TUCSON HOUSE (AZ004000048)			\$30,000.00
ID0284	Bathroom Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, showers, surrounds, sinks and vanities are in need of specific non-routine repairs in units: 1026, 1124, 1204, 1314, 1420, 1521, 1519, and 1605.		\$10,000.00
ID0290	Contract Administration - Relocation Costs(Contract Administration (1480)-Relocation)	Anticipated resident relocation costs pending the award of the Choice Neighborhood Grant.		\$10,000.00
ID0390	Building Repairs(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Non-routine repairs to malfunctioning air vent handler controls in hallways.		\$10,000.00
	LANDER APTS - PHASE II (AZ004100115)			\$160,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004300110)			\$333,500.00
ID0206	AMP-3 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 2008 S Rufus Circle 2- 1735 W King Ave 3- 404-432 E Alturas St. 4- 1400 S Gecko		\$100,000.00
ID0209	AMP-3 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 2008 S Rufus Circle 2- 1735 W King Ave 3- 404-432 E Alturas St. 4- 1400 S Gecko 5- 1838 W Calle Guadalajara		\$20,000.00
ID0212	AMP-3 Site improvements - Parking(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 3031 N Castro Dr.		\$43,500.00
ID0307	AMP-3 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling	Perform the necessary non-routine modifications to the following identified units: 1- 1400 S. Gecko Rd 2- 215 E Water St 3- 1821 S. San Antonio Dr		\$160,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
ID0343	AMP-3 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 3593 W. Courtney Crossing Ln 2- 338 E Delano St 3- 1809 W. Mission Harbor Ln 4- 1755 S. San Antonio Dr		\$10,000.00
	SCATTERED SITES (AZ004400111)			\$266,461.00
ID0217	AMP-4 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 4773 S. Camino De La Plaza 2- 5106 S. Fremont Dr. 3- 5154 S. Fremont Dr. 4- 5178 S. Via Laguna Blanca 5- 6079 S. Place De La Seine 6- 2109 E DAKOTA ST		\$100,000.00
ID0224	AMP-4 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 4773 S. Camino De La Plaza 2- 5106 S. Fremont Dr. 3- 5154 S. Fremont Dr. 4- 5178 S. Via Laguna Blanca 5- 6079 S. Place De La Seine 6- 2109 E DAKOTA ST		\$10,000.00
ID0308	AMP-4 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom	Perform the necessary non-routine modifications to the following identified units: 1- 6036 S Fontana Ave 2- 6636 Avenida Mirella Bonita 3- 522 W Marcus Dr 4- 302 W. Virginia St 5- 812 E. Bantam Rd		\$151,461.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-			
ID0341	AMP-4 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 5094 S LavenderHills Ln 2- 1502 W Thacher St 3- 2750 E Paseo La Tierra Buena 4- 3813 E Eventide St		\$5,000.00
	SCATTERED SITES (AZ004500112)			\$323,000.00
ID0229	AMP-5 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new at the following locations: 1- 1020 E Linden St. 2- 840 N Bently Ave. 3- 3351 E Bermuda St Apt #1-6		\$93,000.00
ID0232	AMP-5 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 4737 E 10th. St. 2- 3052 E Dodge Blvd. 3- 827 E Alturas 4- 4724 E Lee St. 5- 3487 N Sierra Springs 6- 4274 E River Falls Dr. 7- 4283 E Parting Waters Way 8- 3201 E Flower St. 9- 1020 E Linden St.		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		10- 840 N Bentley Ave. 11- 3351 E Bermuda St. Apt #1-6		
ID0235	AMP-5 Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1- 2934-38 N. Palo Verde Blvd. 2- 3506-28 E. 3rd. St.		\$70,000.00
ID0309	AMP-5 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 2440 N Edith Blvd 2- 2442 N Edith Blvd 3- 2444 N Edith Blvd 4- 2446 N Edith Blvd 5- 2462 N Edith Blvd		\$120,000.00
ID0340	AMP-5 Exterior Painting(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Non-routine painting of the exterior of identified units that are severely deteriorated. 1- 840 N. Bentley Ave. 2- 2021 S. Cloverland Blvd. 3- 4382 E. Calle Aurora		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004600113)			\$271,000.00
ID0242	AMP-6 Roof Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new. 1- 9631 E 33rd St. 2- 1069 N Independence Ave. 3- 8120 E Lakeside Parkway 4- 8168 E Snakeroot Dr. 5- 9042 E Glenmount Dr. 6- 7426 E 18th St 7- 1570 N Maguire Ave		\$140,000.00
ID0245	AMP-6 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 10333 E Roywood Way 2- 10373 E Roywood Way 3- 10380 E Danwood Way 4- 10452 E Haymarket St. 5- 9631 E 33rd St. 6- 1069 N Independence Ave. 7- 8120 E Lakeside Parkway 8- 9042 E Glenmount Dr. 9- 7426 E 18th St 10- 1570 N Maguire Ave		\$26,000.00
ID0310	AMP-6 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non	Perform the necessary non-routine modifications to the following identified units: 1- 3002 S Prudence Rd 2- 4750 S Green Olive Dr. 3- 908 S Elmerita Ave 4- 6850 E 39th St		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0338	AMP-6 Exterior Painting(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Non-routine exterior painting of the following units: 1- 8011 E Sundew Dr 2- 9562 E Vendela St 3- 9664 E Vendela St 4- 2294 S McConnell Dr		\$5,000.00
	POSADAS SENTINEL, PH. I (AZ004000051)			\$147,000.00
ID0256	Posadas 140 - Water Heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. Units 21-30 of 60		\$29,000.00
ID0403	Posadas 140 - Roof Replacement(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace identified existing deteriorated roof systems at the following locations: Unit #10 & #11 - 448 W. 20th. #2 and 468 W. 20th. #1 Unit 67 - 7036 S Placita Sorrento		\$60,000.00
ID0407	Posadas 140- Replace HVAC System (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Dwelling Unit-Exterior (1480)-Other)	Replace deteriorated HVAC systems at the following locations: Units 7-8 of 60		\$8,000.00
ID0411	Posadas 140- Site Work(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Landscaping per A&E design. Block #2		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MIXED FINANCE DEVELOPMENT TUCSON HOUSE (AZ004000048)			\$60,000.00
ID0286	Physical Plant Repairs(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	<p>Make the necessary repairs "as needed" to HVAC, boilers, chillers, pumps, piping, generator, motors that provide heating, cooling and domestic hot water to the building residents. This is needed pending the anticipated award of the Choice Neighborhood Grant.</p> <p>Replace discharge valves for fire pump.</p> <p>Emergency Generator Repair or Replacement</p> <p>Make necessary repairs "as needed" to the generator pending the award of the Choice Neighborhood Grant.</p>		\$20,000.00
ID0287	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Fencing)	<p>Make necessary repairs "as needed" to parking lot asphalt pending the award of the Choice Neighborhood Grant.</p> <p>Repair fencing at west side of property to include dog run, fencing to loading dock and garden area.</p>		\$20,000.00
ID0289	Bathroom Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, showers, surrounds, sinks and vanities are in need of specific non-routine repairs in units: 224, 226, 420, 522, 625, 712, 815, 902		\$10,000.00
ID0391	Contract Administration - Relocation Costs(Contract Administration (1480)-Relocation)	Anticipated resident relocation costs pending the award of the Choice Neighborhood Grant.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$923,591.00
ID0296	2024 - Operations(Operations (1406))	25% of the total grant amount distributed to AMPS		\$606,136.00
ID0297	2024 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative costs necessary for the planning, design, implementation and monitoring of physical and Management Improvements.		\$242,455.00
ID0298	2024 - Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	PHA Homeowner Activities.		\$75,000.00
	LANDER APTS - PHASE II (AZ004100115)			\$100,000.00
ID0332	LG- Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-routine painting of the exterior of Lander Gardens Complex which includes both dwelling and non-dwelling buildings that are severely deteriorated.		\$100,000.00
	Subtotal of Estimated Cost			\$2,424,552.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$923,591.00
ID0106	2025 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative costs necessary for the planning, design, implementation and monitoring of physical and Management Improvements.		\$242,455.00
ID0107	2025 - Operations(Operations (1406))	Amount of total grant to be distributed to AMPS.		\$606,136.00
ID0108	2025 - Management Improvements (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	PHA Homeowner Activities.		\$75,000.00
	MIXED FINANCE DEVELOPMENT TUCSON HOUSE (AZ004000048)			\$60,000.00
ID0291	Contract Administration - Relocation Costs(Contract Administration (1480)-Relocation)	Anticipated resident relocation costs pending the award of the Choice Neighborhood Grant.		\$10,000.00
ID0292	Physical Plant Repairs(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Dwelling Unit-Interior (1480)-Plumbing)	Make the necessary repairs "as needed" to HVAC, boilers, chillers, pumps, piping, generator, motors that provide heating, cooling and domestic hot water to the building residents. This is needed pending the anticipated award of the Choice Neighborhood Grant. Replace boiler & chiller controls, replace boiler & chiller tubes. Replace condenser circulating pump.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0293	Building Repairs(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Non-routine repairs to trash chute doors and add an enzyme injection system to alleviate odors.		\$10,000.00
ID0294	Bathroom Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, showers, surrounds, sinks and vanities are in need of specific non-routine repairs in units: 1025, 1108, 1214, 1323, 1408, 1509, 1615, and 1608.		\$10,000.00
ID0295	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Make necessary repairs "as needed" to parking lot asphalt pending the award of the Choice Neighborhood Grant.		\$10,000.00
	SCATTERED SITES (AZ004400111)			\$285,000.00
ID0312	AMP-4 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Perform the necessary non-routine modifications to the following identified units: 1- 356 W Lerdo Rd 2- 758 W Holladay Dr 3- 918 W Virginia St 4- 244 W Kentucky St 5- 1339 E Ohio St		\$90,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water			
ID0360	AMP-4 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 6224 S. Sunrise Valley Dr. 2- 6290 S. Sunrise Valley Dr. 3- 1502 W. Thatcher St. 4- 1547 W. Breakwell St. 5- 1775 W Rue du Fleuve 6- 1576 E. Maryland Place 7- 1420 & 1422 S TYNDALL AVE		\$120,000.00
ID0361	AMP-4 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 6224 S. Sunrise Valley Dr. 2- 6290 S. Sunrise Valley Dr. 3- 1547 W. Breakwell St. 4- 1775 W Rue du Fleuve 5- 1576 E. Maryland Place 6- 1420 & 1422 S TYNDALL AVE		\$20,000.00
ID0364	AMP-4 Site Improvements (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1- Parking- 1420 & 1422 S TYNDALL AVE \$20K 2- Lighting - N. 4th. Ave, Southland, Delano per A&E design from 2021 \$20K		\$40,000.00
ID0366	AMP-4 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 6682 S Yellow Rattle Ct 2- 1555 E Melridge St 3- 1576 E Maryland Pl 4- 1547 W Breakwell St 5- 3757 E Desert Wash Ct		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (AZ004500112)			\$353,247.00
ID0313	AMP-5 Modernization of Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Perform the necessary non-routine modifications to the identified units: 1- 2448 N Edith Blvd 2- 2450 N Edith Blvd 3- 2452 N Edith Blvd 4- 2454 N Edith Blvd 5- 2456 N Edith Blvd 6- 2460 N Edith Blvd		\$60,000.00
ID0353	AMP-5 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new at the following locations: 1- 3605 E Bellevue St. Apt #1 & #2 2- 3917 E Hardy Dr. 3- 2345 E 17th. St. Bldgs. 1-4		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0354	AMP-5 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 3605 E Bellevue St Apt #1 & #2 2- 3917 E Hardy Dr.		\$8,000.00
ID0357	AMP-5 Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1- 2835 N. Edith Blvd. 2- 3556 E Blacklidge Dr.		\$80,000.00
ID0358	AMP-5 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine painting of the exterior of identified units that are severely deteriorated. 3605 E Bellevue St Apt #1,2 ,3,4		\$10,247.00
ID0395	AMP-5 Replace Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Paint and Caulking)	Replace deteriorated exterior metal doors and frames. Pastime Complex (20) units Seneca Complex (5) units		\$95,000.00
	SCATTERED SITES (AZ004600113)			\$292,000.00
ID0314	AMP-6 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling	Perform the necessary non-routine modifications to the following identified units: 1- 8063 E Timrod St 2- 3471 S Fairbanks Ave 3- 7417 E Vancouver Dr. 4- 5611 E Scarlett St		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0346	AMP-6 Roof Replacement(Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs)	Replace identified existing deteriorated shingle or BUR roof systems with new. CT Towers 1635 N. Craycroft Rd.		\$150,000.00
ID0349	AMP-6 Water Heaters (Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. 1- 5411 E. Lee St (1-8) 2- 1715-29 N. Beverly Blvd. (1-8)		\$32,000.00
ID0352	AMP-6 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 6281 E 29th St 2- 7141 E 29th St 3- 9732 E 29th St		\$10,000.00
	POSADAS SENTINEL, PH. I (AZ004000051)			\$227,000.00
ID0345	Posadas 140 - Water Heaters(Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Deteriorated water heaters have reached the end of their life expectancy and need to be replaced with new high efficiency models. Units 30-40 of 60		\$25,000.00
ID0404	Posadas 140 - Roof Replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Soffits, Non-Dwelling Exterior (1480)-Roofs)	Replace identified existing deteriorated roof systems at the following locations: Unit #12 & #13 - 468 W. 20th. #2 and 503 W. 20th. #3 Unit 68 - 7402 S Nevil Dr.		\$140,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0408	Posadas 140- Replace HVAC System (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace deteriorated HVAC systems at the following locations: Units 9-10 of 60		\$12,000.00
ID0412	Posadas 140- Site Work(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Landscaping per A&E design. Block #3		\$50,000.00
	SCATTERED SITES (AZ004300110)			\$243,000.00
ID0368	AMP-3 Aluminum Fascia (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Deteriorated wood and paint on fascia and posts are creating a REAC inspection and maintenance paint failure issue. Covering fascia and posts with aluminum will resolve these issues. This will be done at the following locations: 1- 1717 S Via Hondo 2- 802-04 W Glenn St 3- 842-44 W Glenn St		\$8,000.00
ID0371	AMP-3 Site Improvements -Parking(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Make the necessary repairs to deteriorated parking lots to include: asphalt, striping, signage, concrete apron etc. at the following locations: 1843-1853 N. 4th. Ave.		\$15,000.00
ID0372	AMP-3 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Fence Painting)	Non-routine exterior painting of the following units: 1- 1404 W Niagara #1 2- 1404 W Niagara #2 3- 1363 W Placita Bronce 4- 1445 W El Rio Dr 5- 1455 W El Rio Dr		\$10,000.00
ID0396	AMP-3 Modernization of Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-	Perform the necessary non-routine modifications to the following identified units: 1- 1740 W King St 2- 1122 W Knox PL 3- 1615 W Niagara St 4- 1302 W Knox Pl		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-AMP-3 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	5- 871 W Calle Ventura		
ID0398	AMP-3 Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the existing deteriorated roof systems at following locations: 1- 1717 S Via Hondo 2- 802-04 W Glenn St 3- 842-44 W Glenn St		\$110,000.00
	LANDER APTS - PHASE II (AZ004100115)			\$40,714.00
ID0385	LG- Site Improvement - A&E(Contract Administration (1480)-Other Fees and Costs)	Procure an A&E firm to design plans for the replacement of deteriorated main water supply system to all Lander Gardens complex.		\$15,000.00
ID0392	LG- Kitchen & Bath Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen & Bath cabinets, counter tops, faucets, sinks, are deteriorated and in need of replacement. Bldgs. (1,2,3 of 13)		\$25,714.00
	Subtotal of Estimated Cost			\$2,424,552.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
2021 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$242,455.00
2021 - Operations(Operations (1406))	\$484,910.00
2021 - Management Improvements (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$802,365.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
2022 - Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$75,000.00
2022 - Operations(Operations (1406))	\$606,136.00
2022 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$242,455.00
Subtotal of Estimated Cost	\$923,591.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
2023 - Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$75,000.00
2023 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$242,455.00
2023 - Operations(Operations (1406))	\$606,136.00
Subtotal of Estimated Cost	\$923,591.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
2024 - Operations(Operations (1406))	\$606,136.00
2024 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$242,455.00
2024 - Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$923,591.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
2025 - Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$242,455.00
2025 - Operations(Operations (1406))	\$606,136.00
2025 - Management Improvements (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other)	\$75,000.00
Subtotal of Estimated Cost	\$923,591.00

HUD Certifications

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

PHA Name

PHA Number/HA Code

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

Name of Authorized Official

Title

Signature

Date

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

_____ 5-Year PHA Plan for Fiscal Years 20_____ - 20_____

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

Name of Authorized Official

Title

Signature

Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

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

Name of Authorized Official

Title

Signature

Date