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

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

Definitions.

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

| A. | PHA Information. | | | | | |
|--|---|---|-----------------|------------------------------------|--|-------------------------------------|
| A.1 | PHA Name: <u>City of Tucson Housing and Community Development</u> PHA Code: <u>AZ004 & AZ033</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2019</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>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> | | | | | | |
| <input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) | | | | | | |
| | | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |
| | | | | | | PH HCV |
| | | Lead PHA: City of Tucson Housing and Community Development Department | AZ004 | Housing Choice Voucher | Public Housing | 1505 4798 |
| | | Pima County Community Services | AZ033 | Housing Choice Voucher | | 877 |
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| B. | Annual Plan Elements |
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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 Need** – there is a need for 50,000 housing units based on the census data related to cost burden. In addition, there is a need for ADA accessible units preferably for larger bedroom sizes. To support the development of additional affordable housing units the PHA will expand Project-Based voucher opportunities to align with the Low Income Tax Credit applications. In addition, the Public Housing Program will continue to use Capital Funds to modify Public Housing units to ADA accessibility.

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

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

| Pima County Renter Cost Burden and Severe Cost Burden by Income | | | | | |
|---|---------|-----------|---------|----------|--------|
| | 0 – 30% | >30% -50% | >50-80% | >80-100% | >100% |
| No Cost Burden | 7,000 | 3,320 | 13,915 | 10,060 | 37,665 |
| Cost Burden | 2,040 | 10,080 | 13,075 | 3,880 | 2,105 |
| Severe Cost Burden | 21,200 | 9,880 | 2,645 | 390 | 470 |
| Total | 30,240 | 23,280 | 29,635 | 14,330 | 40,670 |
| Cost Burden Percentage | 76.85% | 85.7% | 53% | 29.8% | 6.3% |

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).

- **Hope VI or Choice Neighborhoods** – the PHA was awarded the Planning Action grant for Tucson House and is currently working on the transformation. The PHA has continued to investigate the options for making the needed improvements to Tucson House, and is considering a resubmission of a grant application under the Choice Neighborhoods program and the possibility of a RAD conversion. The intent is to plan for the transformation of to address the aged building systems including HVAC, domestic water distribution, fire suppression, electrical and other special building components. The PHA will also include energy conservation and finishes. Should the PHA need to demolish or dispose of any Public Housing property after selecting a co-developer partner and developing a rehabilitation or redevelopment plan the PHA will undergo a Significant Amendment to the PHA plan to specifically identify the property and partner with a Co-Developer.
- The PHA will also work with a Co-Developer to assist with identifying the physical needs of the units and develop a plan to address the needs identified.
- **Mixed Finance Modernization or Development** - The Agency will continue to request approved vacancies for modernization purposes. A current need to convert public housing units for ADA accessibility will generate these requests along with any other capital needs that may arise
- **Units with Approved Vacancies for Modernization** – as needed the Agency will continue to request approved vacancies for modernization purposes.
- **Occupancy by Over-Income Families** – the PHA will follow the Federal Register dated 07/26/2018 related to income over 120% of the AMI.
- **Other Capital Grant Programs** - the Agency will continue to apply for the CFP Emergency Safety and Security Grant. The current focus is the three high rise buildings due to the increase in criminal activity with the installation of a security system that is used in lieu of security guards. It is the intent of the Agency to provide additional security cameras with taping capabilities. This assists the police department in identifying those involved in the activity. The PHA was awarded the grant for El Portal/Posadas 60 Public Housing units
- **Other Agency Activities:**
 - With the conversion to Emphasis Elite the PHA will move to an online applicant portal; streamline recertification process online as well as allowing referring agencies to provide information electronically through the portal for persons they represent
 - The PHA will partner with Compass Court to allow for referrals to the HPP program; the targeted participants will be those that have co-occurring clinical issues; the referrals will be provided by the Judge of the Court.

(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.

- **Project-Based Vouchers** – the PHA continues to expand housing opportunities with additional Project-Based voucher; Tucson (AZ004) has been approved for 500 and Pima 50; would like to add an additional 100 for the Tucson (AZ004) and 50 for Pima County (AZ033).
- The PHA may partner with Chicanos por la Causa for the HUD EnVision Center Demonstration for support services focusing on the four pillars of economic empowerment, educational advancement, health and wellness, and character and leadership.

Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

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| <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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The City of Tucson Audit completed for FYE17 included a finding related to the CFDA number 95.001 for the High Intensity Drug Trafficking Areas Program was not included in the sub-award grant agreements.</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> <ol style="list-style-type: none"> (1) The City of Tucson Housing and Community Public Housing Program was awarded the Choice Neighborhood Planning Action grant for Tucson House (included in other City of Tucson activities “dubbed” as the “Thrive in the ’05) (2) The PHA was awarded the CFP Emergency Safety and Security Grant for the 60 El Posadas/El Portal public housing units (3) The Agency applied for Job Plus Grants for service area of the East side of Tucson (AMP 5 &6); notification was received that we were not awarded the grant. (4) The PHA implemented a new program software entitled Emphasys Elite to assist with improved program operations (5) Implemented Smoke Free Policy effective 07/01/2018 (6) Partnership developed with Arizona Complete Health to provide referrals for the NEDS II voucher – the partnership allows for direct contact for those persons transitioning from nursing homes or healthcare institutions; in addition, we will be working with Arizonia Health Systems to assist with additional Coordinated Entry efforts associated with (7) The PHA has developed the Master Developer RFQ and is currently working through the finals stages with legal to post for proposals; target date to post will 06/30/2019 |
| <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 meeting was conducted on March 7, 2019 and there were no questions related to plan changes <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>B.7</p> | <p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| <p>B.8</p> | <p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |

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| <p>C.</p> | <p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p><u>501-15)</u></p> <p>PHA Wide - management improvement software system.</p> <p><u>(501-16)</u></p> <p>Roof replacement AMP Wide.</p> <p><u>(501-17)</u></p> <p>HVAC Equipment Replacement AMP wide. Roof Replacement AMP wide. Water Heater Replacement AMP wide. Installation of Aluminum Fascia AMP wide. Sec 504/UFAS design modifications and rehab for two units AMP-4 & AMP-6.. Parking lot maintenance at AMP-4 and Lander Gardens A&E services to design erosion control at Posadas Sentinel. Management Improvements; e.g. computers, software, printers, training- PHA wide.</p> <p><u>(501-18)</u></p> <p>Physical Plant Repairs Tucson House. Roof Replacement AMP wide. Water Heater Replacement AMP wide. Installation of Aluminum Fascia AMP wide. Sec 504/UFAS design modifications and rehab for two units at AMP-3 & AMP-6. Parking lot maintenance at Southland Complex AMP-4. Erosion Control & Landscape Posadas Sentinel. A&E services to design water heater replacement at Craycroft Towers complex AMP-6. Management Improvements; e.g. computers, software, printers, training- PHA wide.</p> <p><u>(2018) - Emergency Safety & Security Grant</u></p> <p>Installation of steel security door/window guards and exterior unit lighting.</p> |
| <p>C.1</p> | <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>Approved by the Board of Commissioners on April 9, 2019</p> |