

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003 (continuation)

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** City of Peoria Public Housing Authority

**PHA Number:** AZ038

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2003

### PHA Plan Contact Information:

Name: Brian Swanton

Phone: 480/899-8717 x211

TDD: 1-800-367-8939

Email (if available): bswanton@csainc.org

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

- ? Main administrative office of the PHA
- ? PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ? Main administrative office of the PHA
- ? PHA development management offices
- ? Main administrative office of the local, county or State government
- ? Public library
- G PHA website
- G Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ? Main business office of the PHA
- G PHA development management offices
- G Other (list below)

### PHA Programs Administered:

- ?Public Housing and Section 8      GSection 8 Only
- GPublic Housing Only

**Annual PHA Plan  
Fiscal Year 2003**

[24 CFR Part 903.7]

**iii Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

	<u>Contents</u> <u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary (optional) .....	2
ii. Annual Plan Information .....	4
iii. Table of Contents (this page) .....	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year .....	5
2. Capital Improvement Needs .....	5
3. Demolition and Disposition .....	6
4. Homeownership: Voucher Homeownership Program .....	7
5. Crime and Safety: PHDEP Plan .....	7
6. Other Information: .....	8
A. Resident Advisory Board Consultation Process .....	8
B. Statement of Consistency with Consolidated Plan .....	8
C. Criteria for Substantial Deviations and Significant Amendments .....	10
<b>EXHIBITS</b>	
? EXHIBIT A : Supporting Documents Available for Review	
? EXHIBIT B: Capital Fund Program Annual Statement	
? EXHIBIT C: Capital Fund Program Replacement Housing Factor Annual Statement	
? EXHIBIT D: Capital Fund Program 5 Year Action Plan	
? EXHIBIT F: NOT APPLICABLE Public Housing Drug Elimination Program (PHDEP) Plan	
? EXHIBIT G: Resident Membership on PHA Board or Governing Body	
? EXHIBIT H: Membership of Resident Advisory Board	
? INCLUDED EXHIBIT I: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
? Other (List below, providing each attachment name)	
Attachment a - Certification 50071	
Attachment b - Certification PHA Certification of Compliance	
Attachment c - Certification 50070	
Attachment d- Disclosure of Lobbying Activities	
Attachment e- Housing Needs Section of Our Consolidated Plan	
Attachment f- Assessment of Site-Based Waiting List Development Demographic Changes	
Attachment g- Pet Policy	
Attachment h- Progress in Meeting the 5-Year Plan Mission and Goals	
Attachment i- Voluntary Conversion Initial Assessments	



## **i. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

### EXECUTIVE SUMMARY

**(Copies of any information not physically included with this document can be reviewed in the Main Office of the City of Peoria Housing Authority.)**

The City of Peoria Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following Mission Statement to guide the activities of the City of Peoria Housing Authority.

The Mission Statement of the City of Peoria Housing Authority is:

To provide the area's best possible affordable housing while maintaining safe, quality housing in a cost-effective manner. The City of Peoria strives to expand our program by participation with rental assistance and other related services which are provided to our community in a non-discriminatory manner.

### FIVE YEAR GOALS

The goals and objectives adopted by the City of Peoria Housing Authority are:

Goal One: Manage the City of Peoria Housing Authority's existing public housing in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

4. HUD shall recognize the City of Peoria Housing Authority as a high performer by December 31, 2004.
5. The City of Peoria Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2004.
6. The City of Peoria Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a safe and secure environment in the City of Peoria Housing Authority's public housing development.

Objectives:

1. The City of Peoria Housing Authority shall reduce crime in its development so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The City of Peoria Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the type of crime that occurs near our development and create strategies for identifying and reducing this problem.
3. The City of Peoria Housing Authority shall reduce its evictions due to violations of criminal laws by December 31, 2004, through an aggressive screening process.

Goal Three: Expand the range and quality of housing choices available to participants in the City of Peoria Housing Authority's tenant-based assistance program.

Objectives:

1. The City of Peoria Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by December 31, 2004.
2. The City of Peoria Housing Authority shall achieve and sustain a utilization rate of 98% by December 31, 2004, in its tenant-based program.
3. The City of Peoria Housing Authority attract 25 new landlords who want to participate in the program by December 31, 2004.

## ii ANNUAL ACTION PLAN INFORMATION

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our Mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outlined a comprehensive approach towards our goals and objectives and are consistent with the City of Peoria Consolidated Plan. The following are highlights of our Annual Plan:

- ? Improve the facilities and technology of the Housing Authority to better improve record-keeping, tenant service, and HUD reporting.
- ? Increase presence, availability, and service to residents of the Housing Authority.
- ? Develop a sense of safety among residents, especially at the 45-unit Parkview Estates.
- ? Perform long-needed capital improvements at the public housing sites.

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we're required to state how we intend to address these needs.

Attached is the information contained in the Housing Needs Section of our Consolidated Plan. It shows there is sufficient need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. We gathered data from our waiting lists and the City of Peoria Consolidated Plan. Then we looked at this information from the perspective of the required groups and for the factors set forth in the Interim Rule.

Finally, we're required to state how we intend to address our communities housing needs to the maximum extent practical. While we wish we could meet all of the needs that exist in our jurisdiction, however, we are not optimistic about achieving this objective. The problem is that we lack the resources to adequately address our total housing needs. Neither the City of Peoria Housing Authority nor the federal government has the resources necessary to accomplish our objective. The only practical thing that we can do is to apply for the grant opportunities as available by the U. S. Department of Housing and Urban Development over the course of the next year. Whenever possible we will respond to HUD NOFAs (Notices of Funding Availability) to increase the amount of affordable housing in Peoria.

Our goal is to provide the highest quality of housing services in a fiscally responsible manner that will improve affordability in the City of Peoria.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The PHA desires to work with local police in getting the 45-unit public housing complex certified as crime-free under the local multi-family crime-free program.

The PHA will establish a minimum rent of \$50.

The PHA has begun a complete upgrade of hardware and software.

A renovation of available space at the public housing site will place the HA offices on-site during the upcoming year, thereby making office personnel more present and available to residents. This will also increase an sense of safety.

The renovated office space will continue to include a City of Peoria sub-station which provides a police presence at night and adds to residents's sense of safety.

The PHA will hire one additional office personnel to improve customer service to residents and free other personnel to complete files and reexaminations.

The PHA desires to perform long-needed capital improvements on its 25 scattered site homes.

The PHA will invest in continued on-going training of its personnel.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ? Yes G No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ \_\_\_\$151,353\_\_\_\_\_

C. ? Yes ? No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment



**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes ?  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity:

- a. Actual or projected start date of activity:
- b. Actual or projected start date of relocation activities:
- c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A. **G Yes ? No:** Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- G** Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- G** Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- G** Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

1. **G Yes ? No:** Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ NA

C. **G Yes ? No** Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. **G Yes ? No:** The PHDEP Plan is attached at Attachment

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**1. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name) Attachment j

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_j\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.

Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) CITY OF PEORIA

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Other: (list below)

### 3. PHA Requests for support from the Consolidated Plan Agency

? Yes G No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

2. Support of the City of Peoria in providing office space.
3. Basic services support for procurement and office infrastructure.
4. Personnel policies and human resources support.
5. Assistance in management of funds, appropriate wire transfers to cover operating costs, and the administration of the Capital Fund Program through the E-LOCCS system.
5. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

In actions to continue affordable housing outreach and provide a preference for voucher or in units rehabilitated or acquired using federal resources.

The City of Peoria Housing Authority provides opportunities in conjunction with the Consolidated Plan for home-ownership through nonprofit agencies. These agencies are conducting program activity using one or more of the following resources:

HOME Investment Partnership Act  
Community Development Block Grant  
State of Arizona Housing Trust Funds (HTF)

The basic elements of applying funds to homeownership opportunities is as follows:

When a program client indicates that they are interested in pursuing homeownership they are sent to one of our participating non-profits for counseling and assistance in meeting the criteria for their funding needs.

The program client, when validated for assistance, then shops for a housing unit. The assisting agency also provides leads to housing that will be affordable according to the income of the participant.

Once the unit is found, it is rehabilitated as necessary to meet minimum Housing Quality Standards. The participant is then assisted with a knowledgeable lender (normally one participating in Community Reinvestment Act credits) in obtaining affordable financing.

Everyone who purchases a home is required to attend home maintenance and budget management training. Depending on the program resources used to assist the program participant in obtaining a home, resale restrictions may be in force on the property.

Working with Community Services of Arizona, the PHA has established a program of homeownership for tenants. Community Services of Arizona Homeownership Program offers down payment and closing cost assistance through CDBG funding. In addition, free homebuyer education classes are offered quarterly, open to all residents and the public. Subjects covered include how to find a lender, how to choose a realtor, budgeting, obtaining a credit report, removing negative items off credit, what is a promissory note, and what is a deed of trust.

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **6. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

Should the Section 8 or Public Housing planned resource allocation change by 20% or more, a public hearing by the Peoria City Council to determine the appropriate reallocation of funds. Should an activity which is policy oriented or unfunded be eliminated, this will also constitute a substantial deviation or amendment and require public processes and HUD notification before implementation. Any additional goal or objective which does not exceed the resource allocation change defined here or does not have the impact of eliminating or negating another goal or objective of the program is not considered a substantial deviation.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Should the Section 8 or Public Housing planned resource allocation change by 20% or more, a public hearing by the Peoria City Council to determine the appropriate reallocation of funds. Should an activity which is policy oriented or unfunded be eliminated, this will also constitute a substantial deviation or amendment and require public processes and HUD notification before implementation. Any additional goal or objective which does not exceed the resource allocation change defined here or does not have the impact of eliminating or negating another goal or objective of the program is not considered a significant amendment or modification in the Annual Plan.



## Exhibit A

### Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
On Display	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
On Display	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
On Display	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
On Display	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
On Display	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
On Display	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
On Display	Any policy governing occupancy of Police Officers in Public Housing G check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
On Display	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
On Display	Public housing rent determination policies, including the method for setting public housing flat rents ? check here if included in the public housing A & O Policy	Annual Plan: Rent Determination



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
On Display	Schedule of flat rents offered at each public housing development ? check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
On Display	Section 8 rent determination (payment standard) policies ? check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
On Display	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
On Display	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
On Display	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
On Display	Any required policies governing any Section 8 special housing types ? check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
On Display	Public housing grievance procedures ? check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
On Display	Section 8 informal review and hearing procedures ? check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
On Display	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §§504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
On Display	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
On Display	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
On Display	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) ? check here if included in the public housing A & O Policy	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
On Display	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

### Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> City of Peoria Public Housing Authority <b>EXHIBIT B</b>	<b>Grant Type and Number</b> Capital Fund Program: AZ20P03850102 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
--	---	-------------------------------------

**G**Original Annual Statement  
**G**Final Performance and Evaluation Report
 **G**Reserve for Disasters/ Emergencies **G**Revised Annual Statement (revision no:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	151,353			
3	1408 Management Improvements				
4	1410 Administration		15,135	15,135	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		41,703	41,703	0
10	1460 Dwelling Structures		91,460	91,460	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures		3,055	3,055	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	151,353	151,353	151,353	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: City of Peoria Public Housing Authority <b>EXHIBIT C</b>		Capital Fund Program: AZ20P03850102 Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements			151,353	0	0	0	proposed
OO1	Tar roof of 45 unit complex			0	2,700	2,700	0	proposed
001	Paint all front and back doors of 45 units			0	4,070	4,070	0	proposed
001	Replace worn and torn carpet with tile; 8 units			0	9,000	9,000	0	proposed
001	Kitchen Remodel; 20 units			0	21,000	21,000	0	proposed
003	Paint 12 houses			0	12,000	12,000	0	proposed
003	Replace Bathroom Stall			0	3,000	3,000	0	proposed
003	Sunscreens on 25 houses			0	13,190	13,190	0	proposed
003	Replace electrical panels; 3 houses			0	3,000	3,000	0	proposed
003	Replace roofs; 5 houses			0	6,000	6,000	0	proposed
003	Replace A/C Units; 5 houses			0	17,500	17,500	0	proposed
001	Replace six water heaters			0	1,050	1,050	0	proposed
001	Paint all storage doors			0	2,005	2,005	0	proposed
001	Cement wall caps for patio walls			0	340	340	0	proposed
003	Landscaping at 6 houses			0	6,000	6,000	0	proposed
003	Block Walls; most houses			0	35,363	35,363	0	proposed
HA-Wide	Administration			0	15,135	15,135	0	proposed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: City of Peoria Public Housing Authority <b>EXHIBIT C: CONTINUED</b>	<b>Grant Type and Number</b> Capital Fund Program #: AZ20P03850102 Capital Fund Program Replacement Housing Factor #:	<b>Federal FY of Grant:</b> 2002
--	---	----------------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	12/31/02	0	0	0	0	0	
001	0	3/31/03	3/31/03	0	0	0	
003	0	3/31/03	3/31/03	0	0	0	



**EXHIBIT D**

**Capital Fund Program 5-Year Action Plan**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
<b>G Original statement ? Revised statement</b>		
<b>Development Number</b>	<b>Development Name PHA wide: Parkview Estates (or indicate PHA wide)</b>	
001		
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<p>Ongoing maintenance of the roof with continued tarring.</p> <p>Replacement of carpet with tile as residents move out. Tile will withstand wear and tear much better than carpet.</p> <p>Remodel of kitchens as residents move out. This includes replacement of upper and lower cabinets and countertops.</p> <p>Replace water heaters.</p> <p>Paint all doors on the 45 unit complex, including storage doors.</p>	\$50,000/annually*	July 1, 2003
<b>Total estimated cost over next 5 years</b>	\$250,000	

**EXHIBIT D: CONTINUED**



## Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
<b>G Original statement ? Revised statement</b>		
<b>Development Number</b>	<b>Development Name PHA wide: Scattered Sites (or indicate PHA wide)</b>	
003		
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Paint all 25 houses.  Replace bathroom fixtures and stalls.  Sunscreens on all 25 houses.  Replace roof on all 25 houses.  Replace all 25 A/C units.  Landscape most houses.  Replace all wood fences with block walls.	\$75,000/annually	July 1, 2003
<b>Total estimated cost over next five years</b>	<b>\$375,000</b>	



**EXHIBIT F**

**PHA Public Housing Drug Elimination Program Plan**

**NOT APPLICABLE TO PEORIA HOUSING AUTHORITY**

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$** NA

**B. Eligibility type (Indicate with an “x”)** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R \_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

NA

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
NA		

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months). NA

**12 Months** \_\_\_\_\_ **18 Months** \_\_\_\_\_ **24 Months** \_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

NA

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

NA

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

NA

<b>FFY _____ PHDEP Budget Summary</b>	
<b>Original statement</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

**C. PHDEP Plan Goals and Activities**

NA

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 – Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

<b>9115 - Special Initiative</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

<b>9116 - Gun Buyback TA Match</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)NA							

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 – Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							



<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)NA							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

## Required EXHIBIT G: Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

D. Name of resident member(s) on the governing board:

E. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the Resident Advisory Board and all Public Housing residents of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

Due to its size, the PHA's governing board is the City Council. Membership on the City Council is an elected position. It would be difficult to get a resident elected to the City Council, i.e., the PHA's governing board.

B. Date of next term expiration of a governing board member: June 2003

## **Required EXHIBIT H: Membership of the Resident Advisory Board**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

President: Patricia Smith

Vice President: Cheryl Lollis

Secretary/Treasurer: Kristen Bennett

Sargent-at-Arms: Melissa Thompson

## **Exhibit I: Comments of Resident Advisory Board**

# **Resident Advisory Board (RAB) Recommendations and PHA Response**

### Recommendations of the Resident Advisory Board:

- Desire a recreation room with computers
- Assigned-parking, one space per unit at the 45-unit complex (Parkview Estates)
- Improved landscaping and grounds-keeping
- Removal of sunroofs due to leaking and a safety issue of possible intruder using for entrance
- Gated Community or at least complete the gate at the West end of the property of Parkview Estates
- Background checks on prospective tenants
- Better routine maintenance such as air filters
- Have maintenance form left behind after a unit is entered
- Cable TV for Parkview Estates

### PHA Response:

- Once the office space is renovated, it will include a conference room that will be made available to the RAB
- The PHA will assign one parking space per unit at Parkview Estates
- The PHA is in the process of hiring a company to maintain the grounds twice a month
- If capital funds allow, over the course of the year, the PHA will remove the sunroofs at Parkview Estates
- Making Parkview Estates a gated community is cost-prohibitive at this time. Most of this fiscal year's capital funds need to be spent on the 25 scattered site homes. The RAB understands this. However, the PHA will complete the gate at the west-end of the property, cutting off public access to Parkview Estates from that area.
- We informed the RAB that background checks are already performed on all prospective tenants.
- The PHA will be using the new software to better monitor routine maintenance and is in the process of setting up this software so it will be able to print out a report of required routine maintenance.
- The PHA will leave behind in the apartment a copy of the work order after work is performed.
- The PHA will negotiate with the local cable TV provider to run cable to the property.

## Certification of Payments to Influence Federal Transactions

Applicant Name

City of Peoria Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

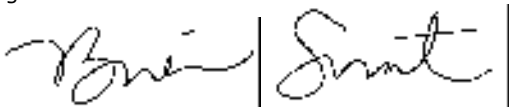
Name of Authorized Official

Brian Swanton

Title:

Director of Housing

Signature



Date (mm/dd/yyyy) **02/10/2003**

Previous edition is obsolete

form HUD 50071 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1, &7485.3

## PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolution to Accompany the PHA Plan

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 Plan and Annual Plan for PHA fiscal year beginning 07 / 200 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 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 official that is consistent with the applicable State or local law, regulation, or ordinance, and that requires the preparation of an Analysis of Impediments to Fair Housing Choice for the jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable State or local law, regulation, or ordinance.

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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 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, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.

7. For PHA Plan that includes a policy for site based waiting lists:

- The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
- 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 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 waiting list is consistent with affirmatively furthering fair housing;
- The PHA shall maintain a waiting list that is consistent with affirmatively furthering fair housing;



PHA Plan for the jurisdiction in which the PHA is located.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

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 has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.2 1: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
  - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
  - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
  - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
  - Coordination with other law enforcement efforts;
  - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
  - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. 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.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. 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.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. 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.

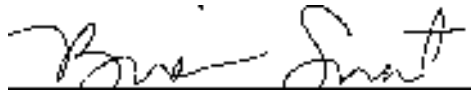


U.S. Department of Housing and Urban Development Office of Public and Indian Housing

22. 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 attachments 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.

City of Peoria Housing Authority  
PHAName

AZ038  
PHANumber



Signed/Dated by PHA Board Chair or other authorized PHA official

PHA Certification of Compliance with the PHA Plans and Related Regulations

12/99

Page 3 of 3

# Certification for a Drug-Free Workplace

## U.S. Department of Housing and Urban Development

Applicant Name

City of Peoria Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Vouchers Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue (1) Abide by the terms of the statement; and to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees--

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will--

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notices shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted--

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. through f.

2. Sites for **Work Performance**. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code.

Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

City of Peoria  
Old City Hall  
8533 W.  
Peoria  
Ave.  
Suite  
115  
Peoria,  
AZ  
85345  
Maricopa County

Check here

**X**

if there are work places on file that are not identified on the attached sheets.

Name of Authorized Official

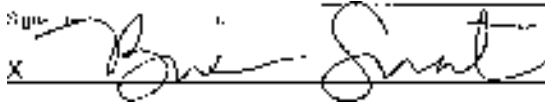
Brian Swanton

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)

Date

**February 10, 2003**

Signature  
X 

Title

Director of Housing

form HUD-50070 (3/98) ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> A a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> B a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <b>City of Peoria Housing Authority</b> <b>01d City Hall</b> <b>8533 W. Peoria Ave., Suite 115</b> <b>Peoria, AZ 85345</b> Congressional District, if known:		<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:
<b>6. Federal Department/Agency:</b>  <b>U.S. Department of Housing and Urban Development</b>	<b>7. Federal Program Name/Description:</b> <b>Public Housing/Section 8 Voucher</b> CFDA Number, if applicable: <u>14.855</u>	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> Information requested through this form is authorized by 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the user above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$50,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Brian Swanton</u> Title: <u>Director of Housing</u> Telephone No.: <u>480-899-8717 x212</u> Date: <u>02/10/2003</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## CITIZEN PARTICIPATION

Public hearings have been conducted on March 3, 2000 and April 4, 2000 and May 3, 2000 where City staff were available and prepared to discuss the following:

- ▶ The City of Peoria Entitlement Community Development Block Grant of \$600,000 expected to be available for use July 1, 2000 and how these funds will be best used to serve eligible low and moderate income families through any eligible form of assistance allowed by HUD.
- ▶ Development of statistical reporting and prior years use of CDBG funds.
- ▶ Potential for displacement of persons as a result of the use of CDBG resources. Note: No displacement is anticipated.
- ▶ The contents of the 2000-2005 Peoria Consolidated Plan and methods of making written or verbal public comments on the plan.
- ▶ City of Peoria HOME funds allocated through the Maricopa Consortium of Entitlement Communities for use in benefitting eligible low and moderate income families with housing needs.
- ▶ The City of Peoria Citizen Participation Plan.
- ▶ Fair Housing and Affirmative Marketing efforts.
- ▶ Program assessment of progress toward meeting the previous five year Consolidated Plan.
- ▶ Any other aspect of program or funding operation brought forward during open public review.

The City of Peoria published a condensed summary of the Consolidated Plan for Citizen review and accepted comments on the Draft and Final Consolidated Plan on March 3, 2000 and April 4, 2000 respectively. The City of Peoria has received no comments on its 2000-2005 Consolidated Plan or the 2000-2001 Annual Action Plan.

## CHAPTER 4

### HOUSING AND HOMELESS NEEDS ASSESSMENT

#### Housing Data

The City of Peoria is a rapidly growing suburban community that had its start as an agricultural center. The City was incorporated in 1954 and in 1992 became eligible to receive entitlement status for federal funding. The City has 21,944 total housing units (renter and owner) by 1990 census data, however; increases in population and local housing permits place this figure at well over 53,000 units today. This is a 41% increase in units over the last ten years. Owner occupied housing represents approximately 36,040 (68%) houses and rental units represent approximately 16,960 (32%) homes, group housing or multi-family housing. This indicates that 70% of the housing in Peoria is owner occupied and is the largest owner occupancy in the Maricopa Consortium.

Currently 13,780 (about 26%) owner occupied households and 5,300 renter occupied households in Peoria are paying in excess of 30% of their gross monthly income toward housing expenses. Mortgage Analysis records, the trend in home purchases has seen an increase in mortgage loans made to families who exceed the 30% standard. It is also interesting to note that families who purchase homes valued at more than \$100,000 tend to increase the amount of their gross monthly income paid toward housing. In assessing priorities for assistance with limited resources it is important to consider that the owner occupied housing that is cost burdened represents 38% of all owner occupied housing and the cost burdened rental households represent 31% of renting households.

A detailed assessment of HUD eligible households and groups in need of assistance is contained in the Maricopa HOME Consortium Consolidated Plan under the section *I. Jurisdiction Profile, B. Jurisdiction Needs Assessment, 1E. Current Estimates and Five-Year Projections, City of Peoria: Affordable Housing Needs.*

The total number of occupied households is approximately 52,500 which indicates that approximately 36% of all Peoria households are cost burdened (paying 30% to 49% of their monthly income toward housing costs) or severely cost burdened (paying 50% or more of their monthly income toward housing costs). A total of 15,225 households are considered to fit the HUD definition of moderate income or lower income. This "*HUD ELIGIBLE*" population represents 29% of the total households in Peoria. Additionally the 1990 Census also indicates that approximately 4,000 persons in Peoria are determined to be below the poverty level. This number is estimated to have increased by 6% during the last ten years according to the Arizona Department of Economic Development so approximately 4,480 or 8% of housed families are at or below poverty level. To date the available federal, state, local, and private housing resources have assisted only a limited number of those in need. Survey's conducted by the Maricopa Consortium of Entitlements demonstrate there are significant waiting lists in effect for the full spectrum of federal rental and housing assistance programs. Often waiting lists for rental assistance are over two years in duration. It is estimated that at least 10,000 homeless persons currently reside in Maricopa County, and these individuals require emergency, transitional and permanent housing facilities, as well as a host of support services. Frail elderly, persons with disabilities, HIV infected individuals, migrant and seasonal farmworkers, etc. and seriously mentally ill individuals all represent major special populations in the metropolitan area in need of special and supportive housing facilities and services. Generally, the facilities and services presently committed and available to serve these persons are not adequate in any entitlement community to address the need. The actual Peoria counts for homeless and special needs

populations remains low, (representing a hundredth of a percentage of the total population), however; the City of Peoria views homeless issues as regional and be solved using the resources from the Metro-Phoenix area. The City of Peoria work extensively through the Maricopa Association of Governments and Maricopa HOME Consortium to help focus and meet regional issues such as homelessness.

Maricopa County including Peoria is experiencing sustained economic and employment growth. Peoria has an unemployment rate of less than 3% supporting the prevailing economic conditions are the strongest in history. Additional evidence of the health of the local economy can be seen as the residential single-family permitting is at an all time high level and multi-family market conditions are inducing escalating rental rates. Permit totals for single family construction has even exceeded our large nearest neighbor of Glendale. A trend of escalation in home values and apartment rental rates is stressing stock availability for lower income persons in need of assistance. Modest hikes in mortgage interest rates coupled with rising land and labor costs are exacerbating the problem of housing affordability for persons in need. While residential market conditions will eventually abate somewhat as the economy ultimately turns down, the opportunities afforded lower income families as a result of the recent real estate depression is not anticipated to occur again in the near future as Peoria continues to increase in population.

Peoria also has some of the oldest housing stock in the Metro area. Over 1,900 owner occupied units are 30 or more years since construction. Frequently our area reviews indicate the construction standards used in these older homes does not include basic requirements of our current City building codes for units to be decent, safe and sanitary. A trend in Peoria is for these older structures to be occupied by our older residents and they are frequently on fixed incomes meeting HUD eligibility as low or moderate income. These older owner occupied units which are in poor condition represent an important commitment on the part of the City of Peoria for rehabilitation to stem neighborhood decline and meet needs of urgent repairs which are a health or safety threat to the occupant..

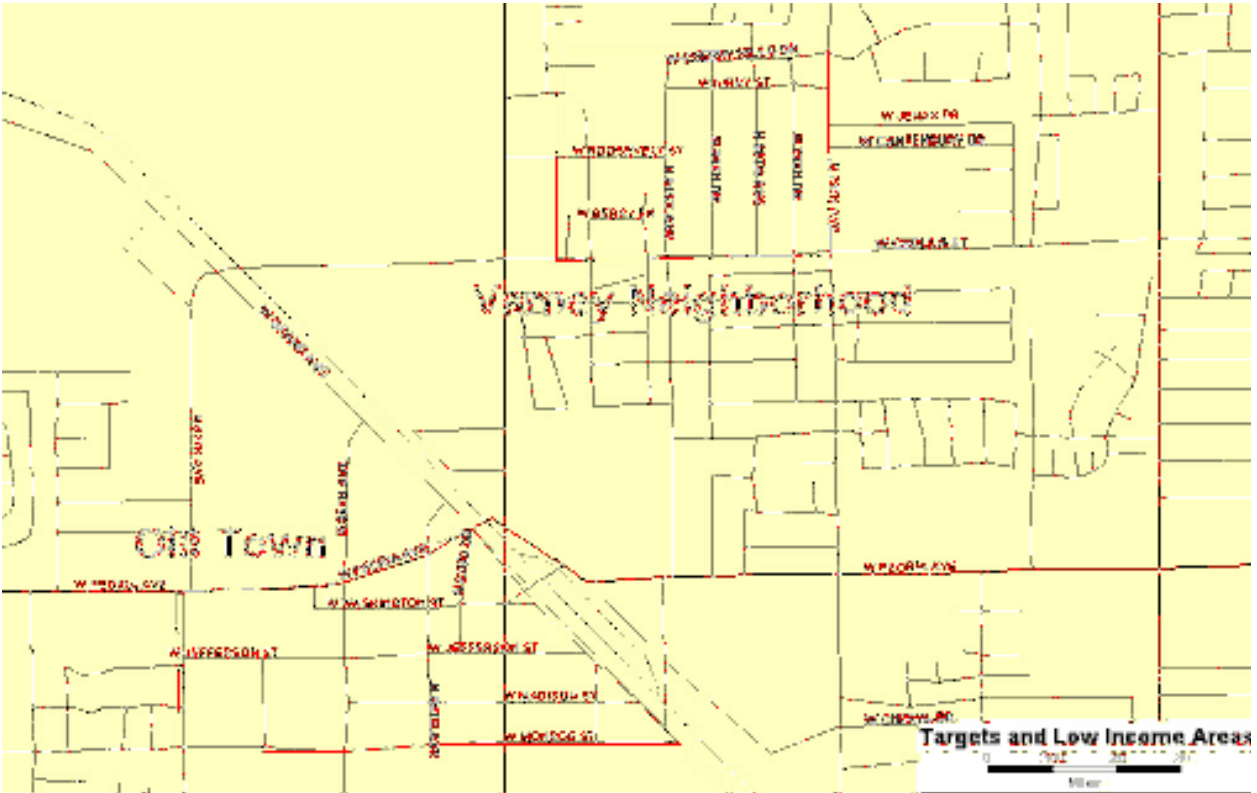
The City of Peoria operates a public housing program that consists of 45 one bedroom units for elderly and disabled households, and 25 two and three bedroom scattered site projects for qualifying families. The City actively solicits funds from federal resources to make emergency repairs, address safety issues and make repairs that are not part of routine maintenance making the housing decent, safe and sanitary. All of the public housing is in good condition and receive regular maintenance throughout the year. The Housing Authority address tenant problems with a goal to complete any needed repair within 24 hours.

The City also maintains 55 units of Section 8 Certificates and Vouchers. Typically, the waiting lists are closed due to the high demand and longevity of current subsidy holders in the program.

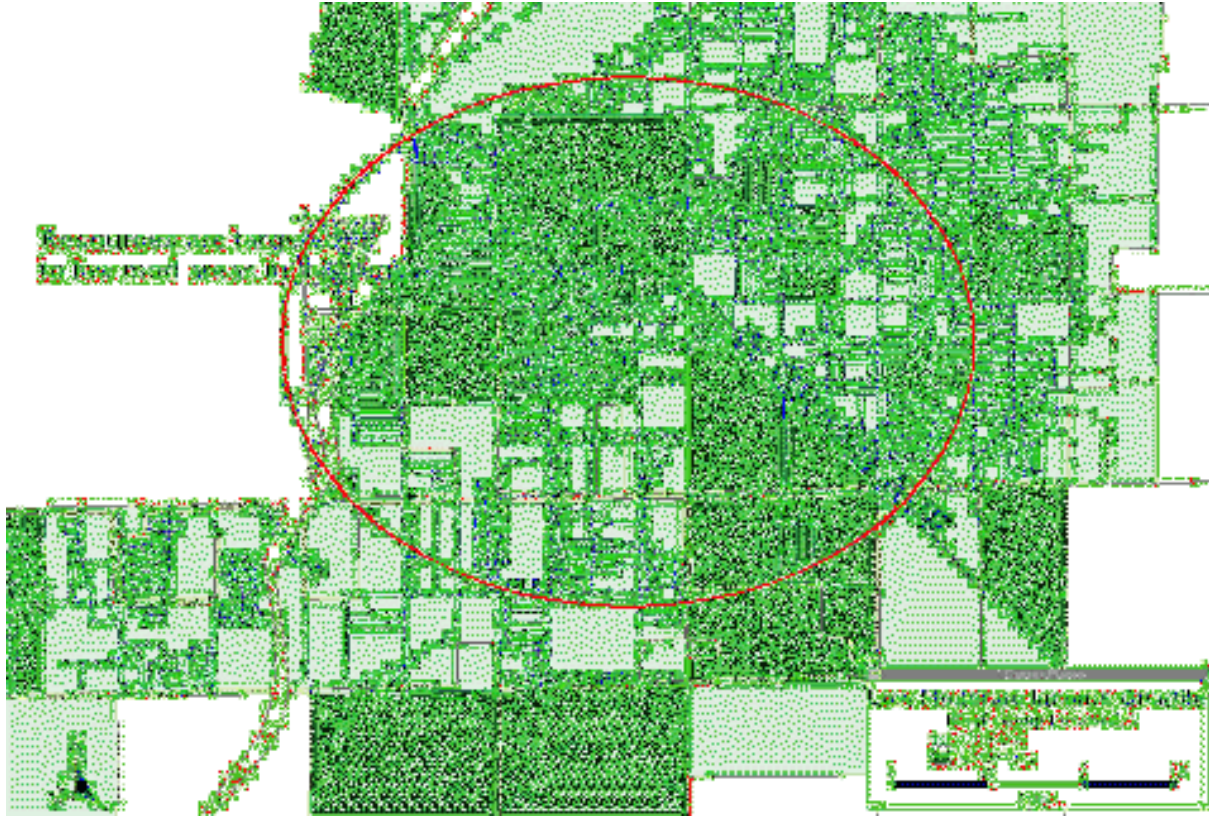
#### Family type and Needs

During 1990 diversification of the Peoria population was evidenced by an 18% increase in the total population of minorities. That trend has continued and the 1995 census approximates the increase between 1990 and 1994 at 15%. The Hispanic population is the primary ethnic growth group representing approximately 10% of the total 15% minority population growth through 1994.

Ethnic diversity is not regionally specific in Peoria. This means housing were minorities live are as likely to be in North Peoria as in the South or Central sections. Our greatest concentrations of minorities are in two areas of the City which are locally known as “Old Town” and the “Varney Neighborhood”.



Targeted Areas of Program Concentration





## HOUSING DATA - FAMILY NEEDS

The City of Peoria owns and manages 25 conventionally financed, federally assisted public housing units. The public housing programs provide opportunities for low-income families and elderly/disabled households to rent federally subsidized housing for 30% of their monthly-adjusted gross income. The City's public housing inventory is divided into traditional conventional housing and scattered sites housing programs.

There is one conventional housing complex located in downtown area the City. Mainly families composed of one and two occupy this complex. There are a total of 25 conventional units. The vacancy rate for the conventional public housing program has historically been less than 3%.

The Scattered Sites Housing Program currently has 45 single-family homes located throughout the City of Peoria. These homes are intended for occupancy by families.

There is expected to be limited losses to the assisted housing inventory. It is the City's intent to replace all Scattered Site assisted housing units sold or removed in any manner from housing selection.

The overall goal of the City of Peoria is in concurrence with the national goal, as set forth by HUD, to maintain decent, safe, and sanitary housing conditions for all assisted housing residents. In an effort to adhere to this standard, the City has managed an aggressive modernization program to keep the units in good condition.

In order to maintain the condition of the City's assisted housing stock, the Housing Department prepares a five-year modernization funding plan. Rehabilitation needs are assessed and are prioritized in the five-year plan. Funds to address the needs are appropriated from the following four sources:

- 1) Capital Fund,
- 2) Community Development Block Grant Program, and,
- 3) operating/replacement reserve

Because of the age of the City's assisted housing stock there is a constant need to upgrade and improve the condition of the units and the grounds. New regulations, such as those concerning accessibility and leadbased paint, can also add to the list of rehabilitation items.

Since August 1978, the City of Peoria Housing Department has administered and maintained a Section 8 rent subsidy program. This program assists the low income person or family in obtaining decent, safe and sanitary housing in the private market. The City's Section 8 Leased Housing Voucher and Moderate Rehabilitation Programs experience only short-term vacancies. Families have up to 30 days to find a dwelling unit to lease, which accounts for the fact that the Program maintains an average lease-up rate of 98 percent. The City administers a total of 45 Section 8 units, which are broken down as follows:

Section 8 Voucher Program the program has 33 vouchers. The City of Peoria Housing Department issues a rental voucher to an eligible family and makes rental assistance payments to a private owner whose housing unit meets HUD's housing quality standards. There are no rent limits in the voucher program, but the assistance payment on behalf of the family is fixed.

Section 8 Certificate Program has 12 certificates.

## Other Issues

The City is also engaged in the pursuit of ideas and programs that will enhance the living environment of public housing tenants beyond the improvement and maintenance of the buildings and grounds. The Housing Department has developed several successful programs to provide the public and assisted housing residents opportunities for self-improvement. The housing and homeless needs assessment summarizes the available data on the current need for:

- ▶ Housing assistance for low, moderate and middle income households;
- ▶ Shelter and supportive services for homeless persons; and,
- ▶ Supportive housing for persons with special needs;

## HOUSING NEEDS OF LOW, MODERATE AND MIDDLE INCOME HOUSEHOLDS

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of households gross income. A household paying more than 30 percent of their total income towards their rent or mortgage is considered to be cost burdened. A household paying more than 50 percent of their income towards their rent or mortgage is considered to be severely cost burdened.

The following discussion analyzes the housing problems and assistance needs of households by various income groupings. For purposes of the discussion below, a household with a housing problem is described as:

- Occupying a housing unit that meets the U.S. Census definition of having a physical defect ( lacking complete kitchen or bathroom);
- Overcrowded (more than one person per room living in a unit); and/or,
- Cost burdened.

## LOW INCOME

The “low income” designation applies to those households whose incomes are at or below 50 percent of the adjusted family median income ( incomes are adjusted for family size). It is estimated through Maricopa Association of Governments year 2000 planning updates that approximately 7,300 households or 45 percent, of the 16,235 low income households in Peoria, had some sort of housing problem. Of the 16,235 low income households, 12,344 low income renters and 3,891 low income homeowners were paying more than 30 percent of their income for housing costs. Cost burdened low income households can be further identified by household type: elderly, small family, large family, and all others. Of the 12,344 cost burdened low income renters, 2,200 were elderly households, 7,200 small families, 2,100 large families and the remaining 844 households in the “other” category. These percentages are in general agreement with our available Census data.

The data derived from the 1990 census and projected to the year 2000 by MAG allows for analysis of the housing problems of households earning below 30 percent of the adjusted family median income. Of the 16,235 low income occupied households in Peoria 7,123 ( 44 percent) earned less than 30 percent of median. Of the 7,123 households, 78 percent had one or more housing problem, 77 percent were estimated to be cost burdened and 65 percent were severely cost burdened. Of the 77 percent cost burdened rental or owner occupied households, 80 percent were estimated in the year 2000 to be actually paying greater than 50 percent of their income on rent and utilities.

## OVERCROWDING

The degree of overcrowding among low income renter households is 19.4 percent within the 0 to 30 percent of median income group and 16.9 percent among the 31 to 50 percent of median income group. Of large family renters in the 0 to 30 percent income group, 79.3 percent live in overcrowded conditions and 71.5 percent of the large family renters in the 31 to 50 percent income group live in overcrowded conditions.

Overcrowding among low income owner households in Peoria is not as high as with low income renter households. At the time of the 1990 census, only 6.1 percent of all owners earning 0 to 30 percent of adjusted median income were considered overcrowded. A total of 7.6 percent of owners earning 31 to 50 percent of adjusted median income were overcrowded. However, if low income elderly homeowners were not counted as part of the calculation, the number of overcrowded owner households would increase to 12.3 percent and 14.7 percent for the respective income categories.

## DISPROPORTIONATE NEED

Disproportionate need is defined as one racial or ethnic group displaying a noticeably greater need for housing assistance than the population as a whole. For purposes of the CP, a difference of 10 percent between housing problems and assistance needs data for the population as a whole and minority population data is an indicator of disproportionate need.

Based on the 1990 census data and available year 2000 projections by MAG, there were no instances of assistance needs being disproportionately greater for minority populations among the low income group. The year 2000 projection does indicate an overall increase in the Hispanic population by 28% making this the largest single ethnic group growth. The greatest disparity was:

Minority owners within the 31 to 50 percent median income bracket had 70 percent of housing problems compared to 63 percent for the population as a whole ( Hispanic owner households at 71 percent have the greatest incidents of housing problems)

Notably there were several areas where minorities had lesser incidents of housing problems than the population as a whole.

It should be noted that housing conditions are not being adequately accounted for in the Census data and therefore, not represented statistically to the degree of actual housing problems that are faced by the minority population in Peoria. It is known that a relatively greater proportion of the minority population resides in the older sections of Peoria and for that reason, undoubtedly faced a greater incidence of substandard housing. The 1994 City of Peoria Housing Condition Evaluation projected that of the 6,000 housing units evaluated; 3,300 dwelling units needed minor repairs; 2,100 units needed major repairs; and 600 units were not feasible to repair.

## MODERATE INCOME

The “moderate income” designation applies to those households whose incomes are greater than 50 percent but less than or equal to 80 percent of the adjusted family median income. It is estimated through MAG year 2000 projections that 6,340 households, or 48 percent, of the 13,111 moderate income households in Peoria had some sort of housing problem. It is estimated that 5,377 moderate income renters and 3,977 moderate income homeowners were

paying more than 30 percent of their income towards their rent (cost burdened). Of the 5,377 cost burdened moderate income renters, 729 were elderly households, 3,275 were small families, 577 large families and the remaining 196 were in the “Other” category. Only 4 percent of moderate income renter households and 7 percent of moderate income owner households were considered severely cost burdened. There continues to be a significant difference when compared to low income households as noted previously.

## OVERCROWDING

The degree of overcrowding among the renter households is 12.5 percent within the 51 to 80 percent of median income group. Of large family renters in the 51 to 80 percent income group, 61.9 percent are overcrowded. Overcrowding among moderate income owner households is 6.3%. These figures, according to the 1990 census are still within year 2000 projections. Overcrowding among moderate income owner households (6.3%) is on par with other Arizona cities.

## DISPROPORTIONATE NEED

There were no instances of assistance needs being disproportionately greater for minority populations among the moderate income group. The following are the most disparate incidents in this income group:

1. Minority owners within the 51 to 80 percent median income bracket had a 55 percent incident of housing problems compared to 50 percent for the population as a whole (black owner households had a 57 percent incidents of housing problems); and,
2. Hispanic renter households within the 51 to 80 percent median income bracket had a 63 percent incident of housing problems compared to 50 percent for the population as a whole.

## MIDDLE INCOME

The “middle income” designation applies to those house holds whose incomes are greater than 80 percent but less than or equal to 95 percent of the adjusted family median income. Year 2000 projections indicate 2,123 households, or 27 percent, of the 7,221 middle income households had some sort of housing problem. Of this number, 903 middle income renters and 321 middle income homeowners were paying more than 30 percent of their income towards their rent (cost burdened). Of the 903 cost burdened middle income renters, 160 are estimated to be elderly households, 325 small families, 103 large families and the remaining 315 were in the “Other” category. The incidence of severely cost burdened middle income households is still projected to be negligible in the year 2000 as it was in the 1990 Census. There was insufficient data available to discuss overcrowding and disproportionate need within the middle income category.

## TRENDS

The City of Peoria owns and manages 25 conventionally financed, federally assisted public housing units and 45 scattered site Section 8 units. The public housing programs provide opportunities for low-income families and elderly/disabled households to rent federally subsidized housing for 30% of their monthly-adjusted gross income. The City’s public housing inventory is divided into traditional conventional housing and scattered sites housing programs.

There is one conventional housing complex located in the downtown area of the City. Mainly families composed of one or two persons in the household occupy these complexes and all occupants are disabled and/or elderly. There are a total of 25 conventional units. The vacancy rate for the conventional public housing program has historically been less than 3%.

The Scattered Sites Housing Program currently has 45 single-family homes located throughout the City of Peoria. These homes are intended for occupancy by families with at least 2 persons in the household.

There is expected to be limited gross housing loss to the assisted housing inventory. It is the City's intent to replace all Scattered Site assisted housing units sold or lost through any other manner to keep the inventory complete.

The overall goal of the City of Peoria is in concurrence with the national goal, as set forth by HUD, to maintain decent, safe, and sanitary housing conditions for all assisted housing residents. In an effort to adhere to this standard, the City has managed an aggressive modernization program to keep the Parkview complex in good condition and is a strong enforcer of Housing Quality Standards in the Section 8 program.

In order to maintain the condition of the City's assisted housing stock, the Housing Department prepares a five-year modernization funding plan. Rehabilitation needs are assessed and are prioritized in the five-year plan. Funds to address the needs have competitive access or program access to the following three sources: 1) Capital Fund, 2) Community Development Block Grant Program, and 3) operating/replacement reserve. Because of the age of the City's assisted housing stock there is a constant need to upgrade and improve the condition of the units and the grounds. New regulations, such as those concerning accessibility and lead-based paint, can also add to the list of rehabilitation items.

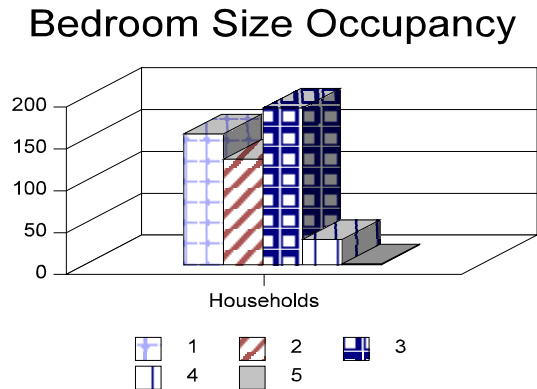
Experience has shown that for a family to be able to financially live in and maintain a single-family home, (available through programs offered by non-profits that the City partners with) a certain minimum level of income is required. It is a working family that can best approach the income needed to be successful in the single family housing programs. As part of the City's de-concentration policy, income mixing will be an important target for public housing. It is felt that a mix of incomes will help to stabilize the living environment within the area of the City's housing complex. Mixing Section 8 clients in areas with families with relatively higher incomes and a trend of strong employment history will allow the City to transition more families to homeownership situations. The City will still ensure that housing applications meet all income eligibility, but the local preference will allow the City to select families with a greater distribution of incomes and encourage housing opportunities in areas of widely mixed income.

The assisted housing waiting lists indicate that there is a greater need of housing for small families (2 to 4 persons). Approximately 45% of the total households on the lists are elderly or disabled households.

Affordability of single family housing is an increasing issue within the housing market. According to the Arizona State University's Real Estate Center a household would have to make over \$45,000 annually to afford the median priced home in 1999 (\$129,900). When half of Arizona households make less than \$35,000, the increasing affordability problem becomes clear. The percent of households who can afford the median value home has declined from 65% in 1970 to an estimated 35% in 1999 and is approximately 42% in Peoria currently (slightly higher than the area average).

The table below illustrates the number of households on the waiting list as of April, 2000 in need of assisted housing by number of bedrooms required:

Bedroom Size	Households
1	156
2	126
3	187
4	30
5	1



The waiting list confirms that there is a greater need for housing for small families (2 to 4 persons). Also, there are 193 elderly or disabled households on the waiting list which, is approximately 39 percent of the total households on the list. Our area is highly desirable for elderly households to settle and this percentage is one of the highest in the Phoenix Metro area.

There is not enough data to objectively discuss the need for homeownership for first-time home buyers. There are many indications of need from the success of programs that have directed families to first-time home buyer activities. For example, since 1990 the Maricopa County Community Housing Resource Board (CHRB), through its repurchase counseling program made it possible for an estimated 16 low and moderate income Peoria families to purchase a home. CHRB has counseled many more than this number of families (about 3,000) who desire to purchase a home.

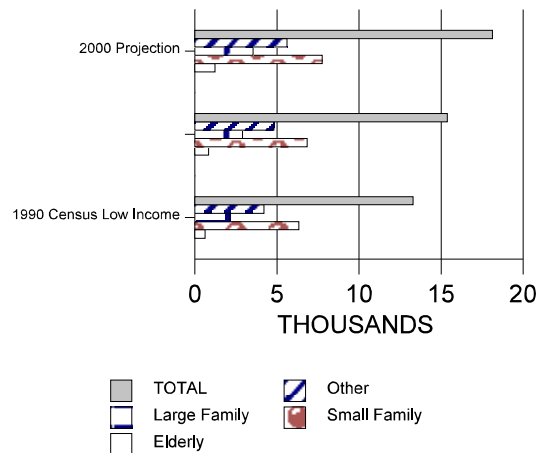
## CURRENT ESTIMATES AND FIVE-YEAR PROJECTIONS

The Maricopa Association of Governments (MAG) population and housing projections were utilized to update the 1990 Census data as well as the 1995 special Census. From this, a current estimate of rental subsidy need was made. It was also used to project rental estimates and projections. The ratios between rental households in need, by household type, to total households derived from the 1990 Census were assumed to remain the same in estimating the current need and the five year projected need. Through this process it was projected that the total rental subsidy need for low income households will increase by 4,843 households over the next five years.

### Rental Subsidy Needs of Low Income Households

Household Type	1990 Census Low Income	1995 Update	2000 Projection
Elderly	622	831	1,232
Small Family	6,340	6,834	7,744
Large Family	2,123	2,895	3,544
Other	4,211	4,814	5,619
<b>TOTAL</b>	<b>13,296</b>	<b>15,374</b>	<b>18,139</b>

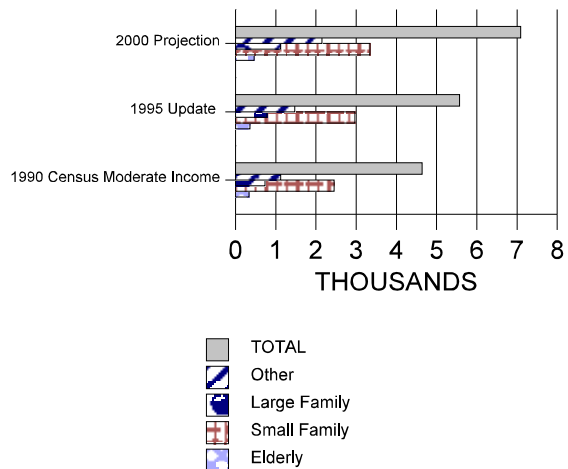
### Low Income



### Rental Subsidy Needs of Moderate Income Households

Household Type	1990 Census Moderate Income	1995 Update	2000 Projection
Elderly	334	360	465
Small Family	2,452	2,966	3,345
Large Family	734	777	1,125
Other	1,121	1,469	2,152
<b>TOTAL</b>	<b>4,641</b>	<b>5,572</b>	<b>7,087</b>

### Moderate Income



The housing type charts which compare low and moderate income needs demonstrate a continuing and consistent increase. The low and moderate income populations in Peoria increases at an average rate of about 2% per year based on this ten year overview.

## HOMELESS POPULATIONS

### **Homelessness**

#### The Nature and Extent of Homelessness

Homeless people in Peoria reflect the diversity, complex characteristics, and special needs of all homeless people in the United States. Despite their diversity, almost all homeless people are extremely poor. Regardless of their other difficulties, the lack of basic needs (housing, food, clothing, medical care) are common to all homeless people. Some homeless people require limited assistance in order to regain permanent housing and self-sufficiency. Others, especially people with physical or mental disabilities, require extensive and long-term support.

The definition of “homelessness” used in this Consolidated Plan is derived from the Stewart B. McKinney Homeless Assistance Act. According to this definition, a person is considered homeless who:

1. Lacks a fixed, regular, and adequate night-time residence; or,
2. Has a primary night-time residency that is a:
3. Supervised publicly or privately operated shelter designed to provide temporary living accommodations;
4. An institution that provides temporary residence for individuals intended to be institutionalized; or,
5. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The term “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a state law.

The State Homeless Coordination Office estimates, on any given night, there are as many as 12,000 people living on the streets or in emergency or transitional shelters in Maricopa County. The State Homeless Coordination Office conducted a statewide point-in-time survey of emergency and transitional shelters in July 1998. On the night of the survey, 3,454 homeless people were counted in Maricopa County shelters. Of this number 1,610 were individuals and 1,844 indicated they were members of a family. The State Homeless Coordination Office reports approximately 6,000 individuals and 2,000 persons in families remain unsheltered in Maricopa County each night.

Peoria has a homeless count of approximately 111 on any given night during the year. The primary indicator of this count is from Police reports documenting persons who have no available residence. While we are not a significant part of the regional homeless count, we are committed to working with homeless issues on a regional basis and recognize this issue as critical to address as a regional partner. A good deal of research



and evaluation has been undertaken to understand this special segment of need in the population.

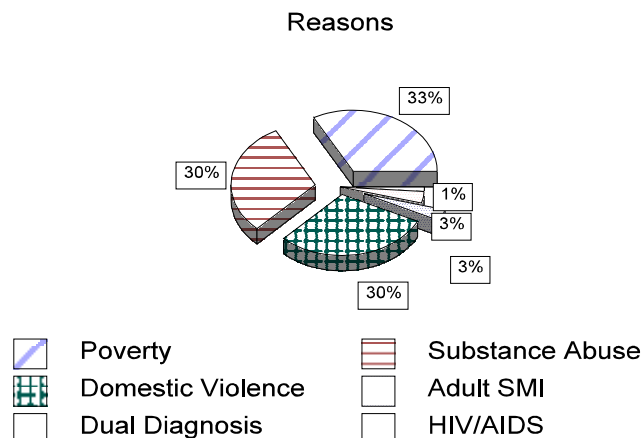
Based on findings from outreach worker estimates, shelters, transitional housing programs and service providers in Peoria and supported by national studies, the subcommittee working on updating the Maricopa Association of Governments Homeless Plan has estimates the homeless population in Maricopa County is comprised of the following subpopulations:

Thirty-three percent of the homeless population consists of people in families with children with the following characteristics:

- One-third are homeless because of poverty issues only;
- Thirty percent have substance abuse issues;
- Thirty percent are experiencing domestic violence;
- Three percent have an adult family member with a serious mental illness;
- Three percent have an adult with a dual diagnosis of substance abuse and serious mental illness;
- One percent has a member who has HIV/AIDS.

In January 1998, seven emergency shelters and transitional housing programs in Peoria/Phoenix Metro area participated in a national survey of family homelessness coordinated by Homes for the Homeless and The Institute for Children and Poverty in New York City. The final report, "HOMELESS IN AMERICA: A CHILDREN'S STORY" was published in 1999. It contained data obtained by over 200 organizations in twenty cities in the United States. The results of the survey includes the following national data which identifies the Phoenix Metro area and gives a clear vision of issues Peoria considers when addressing homeless needs issues. We believe these are representative of the proportions reflected in homeless needs that Peoria must address:

## Homeless Families with Children



**AGE/ETHNICITY Peoria NATIONALLY**

< 5 Years	41%	49%
5 to 17 Years	59%	52%
African American	27%	63%
Asian	0%	1%
Latino	23%	13%
Native American	10%	2%
White	38%	16%

Times Homeless:

**FREQUENCY Peoria NATIONALLY**

Once	58%	73%
Twice or More	42%	27%
Witnessed DV	51%	40%
Witnessed Com. Violence	21%	17%
CS <sup>(1)</sup> Once	52%	63%
CS <sup>(1)</sup> Twice or More	48%	37%
Missed > 2 Weeks of School	45%	33%
Missed > 4 Weeks of School	15%	12%

(1) CS = Changed Schools in last year

**Homeless Parents:**

**DATA TYPE Peoria NATIONALLY**

Female	92%	95%
Male	8%	6%
Single Parent	75%	80%
Employed	45%	26%
Median Income	\$12,480	\$12,480
Median Age	31 years	30 years

**Reasons for leaving last residence:**

REASON	Peoria	NATIONALLY
Couldn't Pay	34%	30%
Overcrowded	32%	25%
Domestic Violence	10%	12%
Substandard	2%	4%
Left Shelter	8%	15%

65 percent of Peoria Homeless parents are estimated to have a history of substance abuse compared with 46 percent Nationally.

**Residences Occupied in last year:**

DURATION	Peoria	NATIONALLY
One	5%	8%
Two or Three	67%	73%
Four or More	8%	20%

**General Homeless Characteristics in Homeless Parents:**

FREQUENCY/ DURATION	Peoria	NATIONALLY
Time Homeless	9.7 Months	9.6 Months
One time Homeless	52%	63%
Two or More times Homeless	48%	37%
> 2 years on TANF <sup>(2)</sup>	33%	30%
< 2 years on TANF <sup>(2)</sup>	45%	52%
Never on TANF <sup>(2)</sup>	22%	18%
Currently on TANF <sup>(2)</sup>	39%	57%
Receiving Food Stamps	48%	67%
Receiving AHCCCS or Medicaid	21%	53%

<sup>(2)</sup> Temporary Assistance to Needy Families (Food Stamps, welfare benefits...)

35 percent of Peoria homeless parents are estimated to have had TANF reductions last year. Nationally, this figure is 37 percent.

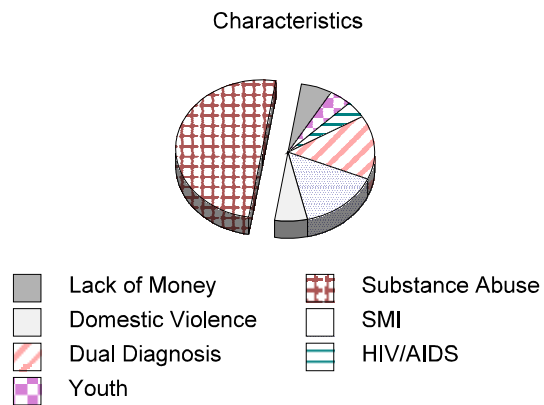
**Temporary Assistance to Needy Families (TANF) Impacts:**

IMPACT	Peoria	NATIONALLY
Became Homeless	31%	20%
Child in Limbo Care	16%	6%
Foster Care Child	16%	13%

About sixty-seven percent of the homeless population is composed of single people, of which 80% are male and 20% female. The single population also has the following characteristics:

- Six percent are homeless only because of low incomes;
- Fifty percent have substance abuse disorders;
- Six percent are experiencing domestic violence;
- Fifteen percent have a serious mental illness;
- Fifteen percent have a dual diagnosis of substance abuse and a serious mental illness;
- Four percent have HIV/AIDS; and,
- Four percent are homeless or runaway youth.

### Single Homeless Persons



The MAG planning committee did not break-out the veteran population. According to the National Coalition for Homeless Veterans has estimated 40% of homeless men are veterans, although only 34% of the single homeless person experiencing homelessness only because of poverty issues.

In 1996, the Phoenix Health Care for the Homeless Coalition, City of Phoenix Human Services Department, Phoenix Consortium to End Homelessness, Arizona Department of Economic Security, and Maricopa Association of Governments surveyed mainly homeless people in and around the Phoenix Metro area including Peoria. In it's report on the survey, "A Snapshot of Homeless People in Phoenix", the Morrison Institute at Arizona State University found the following information and compared it to a 1983 survey conducted by the Phoenix South Mental

Health Center. Some of the important information which we believe is equally accurate for Peoria includes:

Age Group	1983	1996
Under 20 Years	3.0%	4.4%
20 to 29 Years	27.0%	16.5%
30 to 39 Years	26.0%	37.1%
40 to 49 Years	18.0%	23.0%
50 to 59 Years	17.0%	7.7%
Over 60 Years	9.0%	7.7%

As the table demonstrates fewer are under 30 years and more are in their 30's and 40's.

#### Race/Ethnicity of Heads of Households

##### Ethnicity 1983 1996

White	61.0%	49.8%
Hispanic	17.0%	15.9%
Black	9.0%	18.5%
American Indian	12.0%	8.0%
Other	2.0%	1.0%
Refused	0.0%	5.5%

The most notable statistical indication in this table is a decline in the White homeless population and an increase in the Black homeless population.

Homeless in Peoria Year Round (as a percentage of the total homeless population)

Timeframe	1983	1996
Stay Year Round	56%	74%
Migrate Each Winter	44%	26%

## REASONS FOR HOMELESSNESS IN AND AROUND PEORIA

### Erosion of affordable housing stock

There is typically a 3 to 4% vacancy rate in market rate housing in Peoria. The average rental rates in Peoria are: \$472 for a one-bedroom apartment, \$503 for a two-bedroom apartment, and

\$894 for a three-bedroom apartment. The HUD standard for determining appropriate rents is that no more than 30% of a household's income should be spent on housing costs (including utilities). The household, which earns \$1,120 (based on \$7/hour full-time employment), should be paying \$336/month for rent and utilities.

### **Poverty**

The Maricopa County Association of Governments has estimated at least one-third of the families with children in Maricopa County live at or below the Federal Poverty Level. The Children's Defense Fund has estimated that, on a national basis, one in five families in our country live in poverty. A single female heads most homeless families in Maricopa County. Of these families, the 1990 Census found thirty-three percent live in poverty. The 1990 Census also determined that 51% of single female parent families with children under five years of age live in poverty.

### **Impacts to Homeless and NON-Homeless - Prevention is the key**

#### **1. People with Addictions to Alcohol and/or Other Substances**

The abuse and/or addiction to alcohol or other substances typically leads to major impairment of the ability to function on a day-to-day basis, including maintaining employment, acceptable family and social interaction. If the abuser cannot attain or maintain abstinence, family, social, and employment supports are usually withdrawn at some point. In many cases, one of the results is loss of housing. The nature of recovery from addictions has been found to likely include relapses. Most homeless shelters do not allow residents to actively use alcohol or other substances and therefore many people remain unhoused. When a person in a shelter relapses, they are evicted and return to living on the streets.

The most prevalent population includes people who abuse various types of substances. In responses to survey questions in "A Snapshot of Homeless People in Phoenix," a 1996 survey of homeless people in Metro Phoenix (Morrison Institute for Public Policy, Arizona State University), 36 percent of the respondents reported abusing alcohol or other drugs during the previous twelve months. Outreach workers for the regional behavioral health system estimate between 75 and 80 percent of all unsheltered single people are suffering from substance abuse. Based on the State Homeless Coordination Office's July 1998 survey of homeless shelter providers, over 36 percent of homeless adults in families were dealing with substance abuse problems on the survey night. It is estimated that approximately 5,900 homeless persons in Maricopa County have substance abuse problems.

#### **2. People with a Serious Mental Illness**

Without adequate support, people with serious mental illnesses often stop taking medication needed to remain stable. When decompensation occurs, and support is not available, many people with a serious mental illness leave housing, on their own or through eviction. People with serious mental illnesses are usually afraid to enter large mass shelters. Most shelters do not have adequate staff to offer special assistance needed by the seriously mentally ill population. If in a shelter, people with a serious mental illness that are not taking their medication, often have difficulty following shelter rules and are evicted.

According to a 1992 National Institute of Mental Health report, an estimated 30 percent of all single homeless adults are seriously mentally ill. The Arizona Department of Health Services estimates approximately 15 percent of homeless persons are dually diagnosed as seriously mentally ill and substance abusing. When these percentages are applied to the homeless population in Maricopa County, potentially 1,094 homeless individuals are afflicted with a serious mental illness only. Another 1,137 homeless people could be dually diagnosed with a mental illness and substance abuse

problem. During the State Homeless Coordination Office's survey of shelters in Maricopa County in July 1998, 7% of the residents were reported as having a serious mental illness and another 6% were dually Serious Mental Illness diagnosed.

### **3. People with HIV/AIDS**

The Arizona Department of Health Services (ADHS) has concluded, by the year 2000, Maricopa County will have 6,000 reported cases of AIDS. Estimates indicate 4,000 deaths will have occurred and 15,400 persons in Maricopa County will be living with HIV or AIDS. ADHS also reports persons living with AIDS, in the future, will be more likely to be people of color and less likely to be homosexual men. Instead, they will more likely have some histories of Intravenous Drug Use (IDU) and be women. According to a 1992 National Commission on AIDS report, approximately 15 percent of homeless single people are HIV/AIDS-infected. A 1995 HIV Consumer Survey conducted by the Arizona AIDS Foundation found 16 percent of persons in Maricopa County with HIV/AIDS were living on the streets, in a shelter, or in a treatment center.

### **People Experiencing the Effects of Trauma**

It is estimated that at least half of the women experiencing homelessness are, or have been, victims of abuse, either as an adult or as a child. In many cases, homeless youth leave home to escape problems such as physical and sexual abuse, drug abuse by parents, and severe family conflict. The effects of domestic violence and other trauma result in severe anxiety and depression, poor health and nutrition, and low self-esteem.

#### **1. People Who are Victims of Domestic Violence**

According to the 1998 State Homeless Coordination Office's point-in-time survey of shelters, approximately 19 percent of the sheltered family population were in shelters because they were victims of domestic violence. In addition, the 1997 Arizona Uniform Family Violence Program Report indicated over 14,397 requests for service were turned down from domestic violence shelters because of lack of space. The eight domestic violence shelters in Maricopa County reported providing 50,561 bed nights of shelter last year to about 2,721 women and their children. During intake, 543 victims reported they had called the police for assistance during the most recent incidence of domestic violence. It was also reported 95 percent of the perpetrators were arrested for a domestic violence incident. Service providers and advocates estimate 50 percent of all homeless women have left their households because of domestic violence.

This is an area documented by Peoria Police as one of the highest homeless contributors in the City. Of the slightly over 100 persons homeless annually in Peoria 72% are believed to be in this category.

#### **2. Homeless Youth**

Nowhere To Go, A Report on Runaway and Homeless Youth in Arizona estimates the total number of runaway and homeless youth in Arizona to be 5,000 each year. Youth advocates estimate that up to 58 percent, or 2,900 of these youth, reside in Maricopa County during the course of a year and up to 670 at any point in time. The Children's Action Alliance estimates that shelters in Arizona turned away about 4,300 requests for shelter by homeless youth in 1998. There are only 69 emergency beds available throughout Arizona for youth on their own, eight of which are in Maricopa County. In 1996, 7,831 youth were arrested in Arizona for running away from home. This number represents a 51% increase in arrests from 1990.

According to the National Network for Youth and the National Coalition for the Homeless, an estimated 46% of homeless youth have been physically abused, and 17% have experienced unwanted sexual activity by a family or household member. An estimated 66% report having an alcoholic parent. These sources also indicate youth may become homeless when their families suffer financial crises resulting from lack of affordable housing, limited employment opportunities, insufficient wages, no medical insurance, or inadequate welfare benefits. These youth become homeless with their families, but are later separated from them by shelter, transitional housing, or child welfare policies. A very high percentage of homeless youth have had previous institutional placements. Twenty percent of youth arriving at federally funded shelters

### ***Barriers to Ending Homelessness in Peoria***

**Housing is not affordable to people with low incomes.** The U.S. Department of Housing and Urban Development has reported that between 1995 and 1997, rents increased faster than income for the 20% of people with the lowest incomes in the nation. The waiting time for subsidized housing in Peoria is about 32 months.

**Low wages and changes in the welfare system have left many families living in poverty and unable to afford housing.** The dollar amount received from current family welfare benefits (Temporary Assistance to Needy Families – TANF) and Food Stamps combined give families income, which places them at the Federal Poverty level. Welfare does not end poverty. Since November 1997, over 12,000 families in Arizona reached the two-year time limit for receiving TANF. Although moving from “welfare to work”, most families are earning minimum wage, they are still living in poverty.

Because of low wages many families struggle to obtain childcare, medical care, food, and housing. With little income for these necessities, families are in imminent danger of becoming homeless. In 1998, the U.S. Department of Housing and Urban Development reported that families with children represented 40% of the households who are paying more than half of their income for housing or live in substandard housing. In Fiscal Year 1998-99, the five top reporting City of Phoenix Family Services Centers provided crisis assistance to over 25,000 low-income families. Without this homeless prevention intervention, many of these families would have lost their housing.

**Homeless people, scattered throughout Maricopa County, have difficulty learning about and accessing services.** Although very visible, the downtown homeless population represents only a small percentage of the homeless population in Maricopa County. People in outlying areas aren't aware of assistance or lack transportation to get assistance. Outreach teams must cover a 9,200 square mile area in order to reach all of the homeless people in Maricopa County.

**Because of funding source restrictions, emergency shelter in Arizona is only provided to families for up to 3 months during a one-year period.** This means a family can usually stay in only one shelter during the year. If a family “does not make it” at a shelter, they usually return to living on the streets. Three months is not adequate time to stabilize crisis situations, especially for chronically homeless families with substance abuse, mental health, life skills, and employment problems. Many homeless families exiting emergency shelters do not meet the requirements of transitional housing programs because of lack of preparation and therefore return to living on the streets.

**Safe, decent housing is not affordable for people recovering from homelessness.** Receipt of affordable housing is the single greatest predictor of formerly homeless persons' ability to



remain in housing (Practical Lessons, the 1998 National Symposium on Homelessness Research, August 1999). People making minimum wages, especially if they have children, cannot afford deposits and ongoing rental fees for market rate housing. People living in emergency shelters and transitional housing programs are required to save money. When they access permanent housing that is not affordable for them, they are at great risk of recidivism to homelessness when they run out of savings, experience a crisis, or make a bad decision.

Many homeless people have credit problems and/or criminal records. Most rental housing will not accept people with a criminal or bad credit history. City of Peoria operated housing programs also uses this restriction. The results are families live doubled up, live in substandard housing, or return to the streets.

Most rental properties require a \$25 fee for a credit check. Most homeless people don't have the money to comply with this requirement. These fees are non-refundable and have to be paid at each property. Results are families live doubled up, live in substandard housing, or return to the streets.

**The behavioral health system in Maricopa County does not have enough funding to provide adequate housing and services to the seriously mentally ill population in Maricopa County.** ComCare, the previous Regional Behavioral Health Authority (RBHA) in Maricopa County estimated there are at least 1,000 homeless seriously mentally ill people living without housing in the county. Value Options, the new RBHA, says there are 12,000 people with a serious mental illness in Maricopa County. They have about 1,000 Shelter + Care or Supportive Housing Program vouchers.

**Alcohol and drug abuse treatment is almost nonexistent for homeless people.** Almost all treatment programs are only available to people who have private insurance coverage, to those who are low income and can pay their portion of treatment based on income, or who have Arizona Health Care Cost Containment System (AHCCCS) coverage. Most homeless people have jobs that don't have insurance as a benefit, or they have zero income, or on AHCCCS because of another disability. AHCCCS pays for two weeks of treatment.

### *Continuum of Care*

In the winter of 1982, homelessness became a visible problem in Maricopa County when urban campsites were being built in the downtown area of Peoria. Nationwide, as well as in Maricopa County, homelessness became a symbol of the need to address poverty, inadequate support services, and the lack of affordable housing. Since 1983, service providers, housing providers, advocates, churches, the business community, and federal, state, county, and city governments have been working together to develop a responsive network of housing and support services for homeless adults, families, and youth in Maricopa County. As an extension of this work, the current effort is based on a community-wide consensus for the need to provide housing and services in a Continuum of Care which responds to local conditions, addresses the many causes and effects of homelessness, and is flexible enough to meet the needs of different subpopulations of homeless people. The City of Peoria is committed to the regional treatment and support of the continuum of care concept.

The Maricopa County community is continuing the refinement of the planning process and utilization of all possible resources needed to fill gaps in its Continuum of Care. The Continuum of Care system developed in Maricopa County, as defined in local governments' Consolidated Plans, includes:

1. an array of housing and services which attempts to prevent homelessness;
2. assistance in stopping a crisis situation if homelessness does occur;
3. outreach to bring those already homeless into housing and services;
4. assistance in transitioning homeless people into permanent housing; and,
5. provide support to maintain individuals and families in permanent housing to enable them to live as self-sufficiently as possible.

Housing types include emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing. The principal organizations involved in developing the Continuum of Care system in Maricopa County include local, state, and federal governments, nonprofit agencies, coalitions, religious organizations, the private sector, and interested citizens, including those who are homeless or formerly homeless.

A draft plan was presented to and approved by the MAG Regional Council in December 1997. This plan, A Regional Partnership to End Homelessness in the Valley of the Sun: Status Report June 1997, encompasses recommendations, anticipated outcomes, and implementation strategies across six priority areas: housing, siting, services, funding, special populations, and employment. The City of Peoria is an active participant in this effort.

In 1998, MAG focused homeless planning efforts in the areas of housing and services for homeless victims of domestic violence. During the early part of the year thirty-nine people lost their lives in domestic violence incidents. This was a catalyst of a community-wide response and desire to prevent tragedies caused by the lack of shelter beds and supportive services for people who are homeless because of domestic abuse. MAG convened a Domestic Violence Subcommittee where over 150 people from throughout Maricopa County actively participated in four working groups:

Prevention/Early Intervention  
Crisis/Transitional Response  
long-term Response  
Systems Coordination and Evaluation

The City of Peoria was an active contributor to this effort. Members of the of the Subcommittee were from education, health care, police, fire, prosecutors, judges, social service agencies, advocates, state agencies, local governments, and victims. The work of the community resulted in utilizing Supportive Housing Program funds to increase domestic violence shelter beds by 271. The effort also produced a funding “challenge” between local governments and the private sector, which raised \$1.3 million to add an additional 290 beds for victims of domestic violence forced to flee their homes. This is in support of alternative resources which the City of Peoria is seeking for housing.

The Mayor of Peoria and top City officials work closely with the Maricopa Association of Governments to improve assistance that the City of Peoria can provides victims of domestic violence, to coordinate efforts with other local/state governments, and to provide additional funding to expand emergency and transitional housing beds available to victims of domestic violence.

***Homeless Facilities - and Services for homeless and non-homeless*** - Combining resources to expand housing opportunities

### **Prevention**

The City of Phoenix Metro area Family Services Centers are the focal points in the provision of homeless prevention services. During Fiscal Year 1998-99, the five Family Services Centers distributed over \$2.48 million in emergency assistance payments to over 26,000 households. Peoria participates in referral to Family Services Centers.

### **Outreach**

Outreach, assessment, and referral of homeless persons to appropriate agencies is initiated through the Community Network for Accessing Shelter (CONTACS), a county wide call center which was implemented in October 1999. CONTACS furnishes information about emergency, transitional, and permanent supportive housing bed availability for homeless people, including those who are victims of domestic violence who must flee their homes. CONTACS also seamlessly connects callers to appropriate shelter and housing opportunities.

Information about housing availability is obtained through on-line computer access to the CONTACS database located on a server at the non-profit coordinating agency, Community Information and Referral (CIR). Thirty-five agencies in the county have the ability to view the CONTACS bed availability information through their personal computers. Another 30 agencies provide information about their bed space to call center by telephone. A total of 65 agencies throughout Maricopa County are participating in this innovative program, which is the only one in the country to provide up-to-the-minute information about beds available for homeless people.

The CONTACS project is also an integral partner in the Valley of the Sun United Way's coordination of an expanded hotel/motel program for victims of domestic violence with the American Red Cross, American Express, Prehab of Arizona, and the domestic violence shelters in the county. When all domestic violence shelters are filled, CONTACS operators will directly connect a domestic violence victim to counselors at Prehab. The counselors will arrange safe, temporary housing through the American Red Cross hotel/motel program and ensure the victims access housing and services at a domestic violence shelter when beds become available.

CONTACS operators at the Information and Referral call center take calls 24 hours per day, seven days each week. The call center utilizes unique 1-800 and local telephone numbers which can be used by victims of domestic violence forced to flee their homes, homeless individuals and families, caseworkers, churches, general public, and local and state police, fire, and human services departments. Bilingual English and Spanish operators and TTY connections are available.

The CONTACS call center maintains current information about each shelter or housing provider, including agency/shelter site name, contact person, address (unless a domestic violence shelter), locational address, telephone/fax numbers, days and hours of intake, target group served, and programmatic eligibility. CONTACS calls are screened, utilizing the CONTACS computer program, for appropriate shelter/housing options. Based on demographic, programmatic, and location information collected from the caller, a CONTACS operator transfers each call to an appropriate shelter/housing provider that has bed availability.

During the period of November 20, 1998 through May 9, 1999, information from CONTACTS indicates only about 44% of requests for emergency and current resources in the Continuum of Care are meeting transitional housing requests.

	Calls Received	Calls Connected	% Connected	Repeat Calls	% Repeat Calls
Homeless Family: Emergency Shelter	2,659	947	35.6%	455	17.1%
Homeless Single: Emergency Shelter	3,888	1,848	47.5%	562	14.5%
DV Family	492	162	32.9%	178	36.2%
DV Single	805	367	45.6%	267	33.6%
Homeless Family: Transitional	154	150	97.4%	34	22.1%
Homeless Single: Transitional	<u>122</u>	<u>117</u>	<u>95.9%</u>	<u>20</u>	<u>16.4%</u>
Total	8,120*	3,591	44.2%	1,516	18.7%

On-the-street outreach is provided by the Phoenix Local Alcohol Reception Center (LARC), East Valley Addiction Council (EVAC), ABS PATH, Maricopa County Homeless Health Outreach Team, The Salvation Army Project HOPE, Another Chance, Tumbleweed, Stand Up for Kids, HomeBase, Veterans Administration, churches, Interfaith Services, Faith House, Peoria CAP and the various police, parks, and fire departments throughout Maricopa County. In a collaborative effort to maximize resources and share expertise, these outreach teams meet bi-monthly to discuss common issues, share information, and develop resources. One current outcome is a brochure, which describes the focus of each outreach team, contact persons, and telephone numbers. The brochures are given to local government police, fire, and parks departments, businesses, and neighborhood groups to assist them in ensuring homeless people they encounter are brought in to housing and services. Another outcome is the development of a summer respite program that was implemented last summer. Outreach teams work with emergency shelters, the safe haven and service providers to provide water, hats, and a place to rest during the hot summer months.

### **Homeownership Program**

The City continues to assess the desire and the capability of its public housing tenants for homeownership. The Housing Department works to direct qualified families who are considered low to moderate-income households to homeownership programs operated by non-profits

identified as operating in the City of Peoria. Participants are required to attend a comprehensive home ownership training program coordinated by the non-profit and the Peoria Housing Department.

### **Resident Participation in Public Housing**

The City supports public housing tenant councils. The tenant council overall goal is to improve the living conditions and general welfare of the residents in City-owned assisted housing. The goals of the resident councils are as follows:

1. Provide assisted housing residents with a format for expressing their concerns, problems, needs, or grievances. This helps develop solutions to problems and improves living conditions.
2. Encourage and support active tenant participation in the planning of remodeling and renovation activities at the sites, as well as the evaluation of the progress of the job.
3. Assist the City in the development of new or expanded programs, whether public or private, for the benefit of all public housing residents.

The City intends to maintain and expand these public housing and assisted housing programs provided funding for them continues. The need and the demand for these programs is under continuous re-evaluation and the City will seek other opportunities to expand activities, as they become available.

### ***OTHER SPECIAL NEEDS - NOT HOMELESS***

Assessments for need have been a continuous activity of local review and data collection from activities of contiguous local governments like Maricopa County, Glendale and Sun City. From these reviews we have been able to chart needs for Affordability Issues, Supply of Housing, Quality of Housing, Accessibility, Three-bedroom or Larger housing needs and Location of Housing.

## JURISDICTIONAL NEEDS ASSESSMENT TABLE

TABLE A  
Needs of Specific Non-homeless Family Types in the Jurisdiction

	<b>EXTREMELY LOW INCOME</b>	<b>ELDERLY, DISABLED</b>	<b>RACIAL/ETHNIC GROUP</b>
<b>Affordability Issues</b>	As the economy picks up, more families will have better choices in Housing. The public housing developments are now the best affordability choice for families in this income group.	Good supply of affordable, quality housing.	None determined.
<b>Supply of Housing</b>	Needs to be increased considerably over the next five years.	Must keep pace with growing elderly/disabled population over the next five years.	None determined
<b>Quality of Housing</b>	Existing units are a good quality.	Agency has recently renovated its only public housing complex for full accessibility.	None determined
<b>Accessibility</b>	Good supply.	See above.	None determined
<b>Size - Three-bedroom or Larger</b>	Very short supply in this affordability range.	Generally little or non-needed in this category.	The growing Hispanic population has the highest need for this size units, among the extremely low-incomes families.
<b>Location of Housing</b>	Most affordable units are in the southern half of the City. The agency operates a single public housing development in the downtown area of the City.	Located mostly in the southern half of the City. Public housing is in close proximity to key services for groceries, medication, transportation and churches.	None determined.

## PUBLIC HOUSING WAITING LIST NEEDS ASSESSMENT

Table B  
Needs of Specific Families on the Public Housing Waiting List

	<b>EXTREMELY LOW INCOME</b>	<b>ELDERLY, DISABLED</b>	<b>RACIAL/ETHNIC GROUP</b>
<b>Affordability Issues</b>	The housing authority expects a continued demand for this category, unless significant changes are made in the direction of local economy.	Good supply of affordable, quality housing.	None determined.
<b>Supply of Housing</b>	Needs to be increased considerably over the next five years.	An adequate current supply but it must increase according to the growth in population.	None determined.
<b>Quality of Housing</b>	Existing units are good quality.	Agency has recently renovated its only public housing complex for full accessibility.	None determined.
<b>Accessibility</b>	Good supply.	See above.	None determined.
<b>Size - Three-bedroom or Larger</b>	Very short supply in this affordability range.	Not applicable.	The growing Hispanic population has the highest need for this size units, among the extremely low-incomes families.
<b>Location of Housing</b>	Most affordable units are in the southern half of the City. The agency operates a single public housing development in the downtown area of the City.	Located mostly in the southern half of the City. Public housing is in close proximity to key services for groceries, medication, transportation and churches.	None determined.

## Analysis of the Section 8 Waiting List

	<u>2002</u>	<u>2003</u>
Total number of families on the waiting list:	286	242
<u>Bedroom Breakdown:</u>		
One Bedroom Applicants:	69	64
Two Bedroom Applicants:	126	84
Three Bedroom Applicants:	72	70
Four Bedroom Applicants:	17	22
Five Bedroom Applicants:	1	1
Six Bedroom Applicants:	1	0
<u>Income Distribution of Applicants:</u>		
Applicants between 50% and 80% of AMI	0	0
Applicants between 30% and 49.9% of AMI	2	56
Applicants below 30% AMI	284	186
Number of Applicants with an Elderly Head of Household	5	18
Number of Applicants with a person with a disability	86	63
<u>Racial/Ethnic Breakdown:</u>		
White (Non -Hispanic)	90	72
Black (Non -Hispanic)	93	62
American Indian/Native Alaskan	8	6
Asian or Pacific Islander	3	4
Hispanic	92	93
Other	0	5
Average length of time to receive housing (in months)	25	48

Section 8 Waiting List Closed: 06/99



## Analysis of Public Housing Waiting List

	<u>2002</u>	<u>2003</u>
Total number of families on the waiting list:	215	546
<u>Bedroom Breakdown:</u>		
Zero Bedroom Applicants:	0	1
One Bedroom Applicants:	87	176
Two Bedroom Applicants:	N/A	N/A
Three Bedroom Applicants:	72	298
Four Bedroom Applicants:	17	69
Five Bedroom Applicants:	N/A	2
Six Bedroom Applicants:	N/A	N/A
<u>Income Distribution of Applicants:</u>		
Applicants between 50% and 80% of AMI	1	4
Applicants between 30% and 49.9% of AMI	4	55
Applicants below 30% AMI	211	487
Number of Applicants with an Elderly Head of Household	26	62
Number of Applicants with a person with a disability	75	164
<u>Racial/Ethnic Breakdown:</u>		
White (Non -Hispanic)	94	259
Black (Non -Hispanic)	43	92
American Indian/Native Alaskan	8	10
Asian or Pacific Islander	2	8
Hispanic	68	177
Other	0	0
Average length of time to receive housing (in months)	19	36
Waiting List: OPEN		
<u>Minimum Rents</u>		
Zero Bedroom	\$25	
One Bedroom	\$25	
Two Bedroom	N/A	
Three Bedroom	\$25	
Four Bed room	\$25	
Five Bedroom	\$25	

# City of Peoria Housing Authority Pet Policy

The City of Peoria Housing Authority allows pets as follows:

- Dogs (Not to exceed 40 lbs.)
- Fish (Aquarium not to exceed 25 gal.)
- Turtles
- Cats
- Birds
- Rabbits
- Guinea Pigs and Hamsters

No more than one dog or cat can be kept at the 45 unit Parkview Apartments. No more than two dogs or two cats or one of each may be kept at a scattered site home. Residents may have one additional pet that is confined to a cage or enclosure, with the exception of an additional dog or cat. Not permitted are reptiles (except turtles) or farm animals, including, but not limited to, pigs, chickens, roosters, waterfowl, sheep, and livestock.

The amount of pet deposit is \$100.00 per pet. It is fully refundable upon an inspection by the Housing Authority showing that the premises are clean, odor free, and undamaged. Residents are responsible for damage caused by pets and will pay reasonable charges for repair to the premises, buildings, facilities, and common areas, payable on the day on which rent is due, one month following the effective date of the charges.

Owners must remove and dispose of all pet droppings. Pets must be kept inside or if outside, on a leash. Pets must be spayed or neutered. Pets must not be left unattended for more than 24 hours. If this occurs, the HA may enter the premises and turn the pet(s) over to the appropriate authorities. Pets must be licensed with up-to-date inoculation records. This information will be required to register your pet at the housing office. All pets must wear an I.D. tag.

If the HA determines a resident has violated the pet policy, the HA will serve a written notice of the violation to the pet owner. The notice will state:

- The violation.
- The owner has ten days from the effective date of the notice to correct the violation or make a written request for a meeting to discuss the violation.
- The owner may have another person present at the meeting.
- Failure to correct the violation, request a meeting, or appear at a requested meeting may result in termination of the pet owner's tenancy.

If the pet owner requests a meeting, the HA will establish a meeting no later than 15 days from the effective date of the notice. If the pet owner and the HA are unable to resolve the pet violation at the meeting, the HA will serve a written notice to the pet owner requiring the pet owner to remove the pet. The notice must state:

- The pet rule or rules that have been violated.
- The owner must remove the pet within ten days of the effective date of the notice of pet removal.
- Failure to remove the pet may result in termination of the pet owner's tenancy.

# City of Peoria Housing Authority Progress in Meeting the 5 -Year Plan Mission and Goals

The City of Peoria has met many of its objectives in its 5 -Year Plan. We have marketed the Public Housing program to a waiting list of at least 24 months and the Section 8 Voucher Program waiting list to 4 -6 years. The PHA will add one additional office personnel to increase efficiency, record -keeping, and customer service.

The PHA has added a Resident Advisory Board to better listen to the needs of residents. We include a police sub -station in the 45 -unit Public Housing complex and are exploring the possibility of participating in the local jurisdiction's Multi-Family Crime -Free Program. We have not had a single eviction due to criminal activity over the past fiscal year.

The PHA's Public Housing has a utilization rate of 100% and the Section 8 Voucher program has a utilization rate of 102%. This fiscal year, the PHA has attracted approximately thirty new landlords to participate in the Section 8 Voucher program .

Working with Community Services of Arizona, the PHA has established a program of homeownership for tenants. Community Services of Arizona Homeownership Program offers down payment and closing cost assistance through CDBG funding. In addition, free home buyer education classes are offered quarterly, open to all residents and the public. Subjects covered include how to find a lender, how to choose a realtor, budgeting, obtaining a credit report, removing negative items off credit, what is a promissory note, and what is a deed of trust.

**Component 10(B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments?  
25
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 45
- c. How many Assessments were conducted for the PHA's covered developments? 25
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: N/A

# City of Peoria Housing Authority Community Service Requirements

Each adult family member must either contribute eight hours per month of community service within the community in which the public housing development is located or participate in an economic self-sufficiency program unless they are exempt from this requirement. Exemptions are outlined in the Admissions and Continued Occupancy Policy.

The City of Peoria Housing Authority (CPHA) will identify all adult family members who are not exempt from the community service requirement. The CPHA shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain exempt status. The CPHA will verify all such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination or after 06/01/02. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. The CPHA will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions. CPHA partners with the local CAPO Office and Westside Food Bank and refers volunteers to these organizations. Together with the resident advisory board, the CPHA may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

An economic self-sufficiency program is one that is designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include job training, work placement, basic skill training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work.

At the first annual reexamination or after June 1, 2002, and each annual reexamination thereafter, the CPHA will do the following:

- Provide a list of volunteer opportunities to the family members.
- Provide information about obtaining suitable volunteer positions.
- Provide a volunteer timesheet to the family member. Instructions for the timesheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the CPHA whether each applicable adult family member is in compliance with the community service requirement.

The CPHA will notify any family found to be in non-compliance of the following:

- The family member(s) that has been determined to be in non-compliance;
- That the determination is subject to the grievance procedure; and
- That, unless family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

The CPHA will offer the family member(s) an opportunity for a cure. Prior to the anniversary of the lease, the family member(s) shall enter into an agreement in which the family member(s) agree to enter into an economic self-sufficiency program or agree to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the residents shall at the same time stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made. The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis. If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, the CPHA shall take action to terminate the lease.