

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal One: Continue to manage the FLAGSTAFF HOUSING AUTHORITY'S existing public housing program in an efficient manner that will result in full compliance with all applicable statutes and regulations, thereby, always striving to maintain the current rating as a High Performer.

Objectives:

1. HUD shall continue to recognize the Flagstaff Housing Authority as a High Performer.
2. The Flagstaff Housing Authority shall remain in compliance with project based management including asset management, budgeting, and financing in accordance with QHWRA.
3. Promote a motivating, dynamic, and innovative 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 as measured by customer surveys, employees and HUD scoring.
4. Provide the staff with training as deemed appropriate in order to provide the best and up to date service possible.
5. All policies will be reviewed and updated to remain current with HUD standards and regulations.

Goal Two: Provide a safe, drug free, and secure environment in the Flagstaff Housing Authority's public housing developments.

Objectives:

1. The Flagstaff Housing Authority shall continue to maintain low crime rates in its developments. This will be accomplished by continuing to contract with the Flagstaff Police Department to have a full time officer assigned to our developments along with the partnership of the Resident Patrol and Block Watch.
2. The Flagstaff Housing Authority will aggressively monitor and reduce its evictions due to violations of criminal law by maintaining thorough aggressive screening policies and procedures.

Goal Three: Maintain the Flagstaff Housing Authority's real estate in habitable, safe, decent and sanitary condition.

Objectives:

1. The Flagstaff Housing Authority shall create an appealing up-to-date environment in its developments as measured by ongoing customer surveys and formal annual resident input and participation.
2. The Flagstaff Housing Authority shall have its units in compliance with all local and HUD requirements. This will be accomplished as follows:
 - a. Continue to use Capital Funds to upgrade units and replace aging equipment.
 - b. Provide training on an annual basis for Maintenance Staff to allow them to grow professionally.
 - c. Provide training prior to occupancy for public housing residents in the maintenance and repair of their residence.
3. Continue to strive to enhance energy efficiency.

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

Objectives:

1. The Flagstaff Housing Authority shall establish a program in partnership with local nonprofits to help eligible participants become homeowners with the use of Housing Choice Vouchers. The City of Flagstaff has created a Community Land Trust Program to assist eligible families to purchase their own home. The Land Trust will lease the land at a nominal rent which will keep the cost of the home affordable.
2. The Flagstaff Housing Authority shall partner with others to offer quality affordable rental assistance and other related services to our community.
3. The Flagstaff Housing Authority shall maintain a budget utilization rate of 98% in its tenant-based program.
4. The Flagstaff Housing Authority shall investigate the development of a project-based assistance program.

Goal Five: Improve the community quality of life and economic vitality in public housing.

Objectives:

1. Utilize the Siler Homes Activity Center as a base for various resident services including the main venue for the Resident Council office. This would require the relocation of the Resident Council office from an off-line three bedroom unit which would enable the unit to be available for a needy family.
2. Work toward expanding community centers, programs, family and youth services and activities to include job related training and career development.
3. Seek to establish community partners to provide youth activities and drug prevention programs.
4. Continue to contract with the Flagstaff Police Department to have a full time officer assigned to our developments in an effort to keep them crime and drug free. The program has been extremely successful over the years.

Goal Six: Continue to enhance the image of public housing in the community.

Objectives:

1. The Flagstaff Housing Authority Board of Commissioners, Executive Director, Staff Supervisors, and/or the Resident Management Corporation leadership shall speak to civic, religious, and fraternal groups periodically to explain how important public housing is to the community.
2. Develop a web page so that the public has access to the history of the Flagstaff Housing Authority and the programs that are available. The web page will be incorporated into the City of Flagstaff web site. The web site will also include information on the Siler Resident Management Corporation explaining their purpose and contact information.
3. Have periodic presentations to the City Council regarding the need for expansion of the housing stock for low-income families. Flagstaff is a high cost area with a low wage base.

Goal Seven: Investigate and pursue expansion of affordable housing.

Objectives:

1. Participate in and support local groups dedicated to affordable housing.
2. Investigate use of alternative funding sources such as Low-Income Tax Credits, HOME funds, etc. for financing affordable housing expansion.
3. Utilize funding from the National Housing Trust Fund for new development; partner with local nonprofits for a homeownership program; provide project-based vouchers.

Goal Eight: Provide housing assistance for SMI individuals.

Objectives:

1. Continue current SRO Section 8 assistance in partnership with the Guidance Center to house SMI individuals.
2. Continue to partner with the Guidance Center to apply for additional SMI Section 8 special purpose funding.

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The ACOF was amended in August 2009 to include regulatory updates, in particular, VAWA Protections and Verification of Domestic Violence, Dating Violence or Stalking.

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The public may obtain a copy of the 5-Year/Annual Plan at the Flagstaff Housing Authority, 3481 N. Fanning Dr., Flagstaff, AZ 86004. The PHA Plans are posted at the Flagstaff Housing Authority Central Office, 3481 N. Fanning Dr., Flagstaff, AZ 86004; Brannen Homes Office, One Brannen Circle, Flagstaff, AZ 86001; and the Siler Resident Management Corporation, 3330 Elder, Flagstaff, AZ 86004.

PHA Plan Elements:

Financial Resources:

6.0

• Public Housing Operating Fund	590,000	PH Operations
• Section 8 Housing Choice Vouchers	2,900,000	HAP
• Capital Fund 108	50,000	Capital Improvements
• Capital Fund 109	350,000	Capital Improvements
• Capital Fund 110	300,000	Capital Improvements
• Public Housing Dwelling Rental Income	1,140,000	PH Operations
• Other Income – Resident Charges	10,000	PH Operations
• Non-Profit Management Fee	34,000	PH Operations
Total Resources	5,374,000	

Violence Against Women Act (VAWA)

VAWA PROTECTIONS:

Under the Violence Against Women Act (VAWA), public housing residents have the following specific protections, which will be observed by the Flagstaff Housing Authority.

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not in itself be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The Housing Authority may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. This is also true even if the household member is not a signatory to the lease. Under VAWA, the Flagstaff Housing Authority is granted the authority to bifurcate the lease.

The Housing Authority will honor court orders regarding the rights of access or control of the property.

There is no limitation on the ability of the Housing Authority to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on the Housing Authority evicting if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) tenancy is not terminated.

The Flagstaff Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Housing Authority. Types of acceptable verifications are outlined below, and must be submitted within 14 business days after receipt of the Housing Authority's written request for verifications.

VERIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING

The Flagstaff Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Housing Authority.

- A. **REQUIREMENTS FOR VERIFICATION.** The law allows, but does not require, the Flagstaff Housing Authority to verify than an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in the policy. The Housing Authority shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Housing Authority.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence, or stalking may be accomplished in one of the following three ways:

1. ~~HUD-approved form (HUD-50066) – By providing to the Housing Authority a written certification, on the form approved by~~
form HUD-50075 (4/2008)

7.0	<p>HUD, that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents or actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question may be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.</p> <ol style="list-style-type: none"> 2. Other Documentation – by providing to the Housing Authority documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury. 3. Police or court record - by providing to the Housing Authority a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question. <p>B. TIME ALLOWED TO PROVIDE VERIFICATION/FAILURE TO PROVIDE. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the Housing Authority to provide verification, must provide such verification within 14 business days after receipt of the written request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.</p> <p>C. CONFIDENTIALITY – All information provided under VAWA including the fact that an individual is a victim of domestic violence, dating violence or stalking shall be retained in confidence and shall not be entered into any shared database or provided to any related entity except to the extent that the disclosure is:</p> <ol style="list-style-type: none"> 1. Requested or consented to by the individual in writing; 2. Required for use in an eviction proceeding; or 3. Otherwise required by applicable law. <p>The Flagstaff Housing Authority shall provide its tenants notice of their rights under VAWA including their right to confidentiality and the limits thereof.</p> <p>6.0.11 Fiscal Year Audit</p> <p style="padding-left: 40px;">There were no audit findings or recommendations.</p> <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable. N/A</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">SEE ATTACHMENT</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;">SEE ATTACHMENT</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Goal One: Continue to manage the FLAGSTAFF HOUSING AUTHORITY'S existing public housing program in an efficient manner that will result in full compliance with all applicable statutes and regulations, thereby, always striving to maintain the current rating as a High Performer.

- FHA has continuously been designated a High Performer by HUD;
- FHA converted to project based management but subsequently elected to become exempt in accordance with Title II of Division K of the Consolidated Appropriations Act, 2008, P.L.110-161 (approved December 26, 2007);
- Flat rents have been revised and implemented;
- Staff are motivated, dynamic, professional and well trained.

Goal Two: Provide a safe, drug free, and secure environment in the Flagstaff Housing Authority's public housing developments.

- Flagstaff Police Department has continued to provide a full time officer to the FHA on a contract basis to control crime and serious criminal activity. Serious criminal activity is non-existent.
- Eviction due to violation of criminal law has been substantially reduced due to aggressive screening, resident orientation, and police presence.
- Resident Patrols are active in the developments.

Goal Three: Maintain the Flagstaff Housing Authority's real estate in habitable, safe, decent, and sanitary condition.

- FHA has contracted with the Siler Resident Management Corporation to conduct resident satisfaction surveys. The results have been used to improve management and maintenance functions.
- Capital Funds are continuing to be used to upgrade units and replace aging equipment. Most of the improvements are energy conservation measures.

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

- Flagstaff Housing Authority is continuing to work with nonprofits and the City of Flagstaff to provide additional housing by using the Community Land Trust.

Goal Five: Improve the community quality of life and economic vitality in public housing.

- Flagstaff Housing Authority has continued to contract with the Flagstaff Police Department to have a full time office assigned to our developments.
- FHA staff have resident meetings, BBQs, and newsletters to help residents in education, employment, job training and youth services.

Goal Six: Continue to enhance the image of public housing in the community.

- FHA Board of Commissioners, staff, and the Resident Management Corporation continue to educate the public on the importance of public housing in the community through newsletters, public meetings, and power point presentations.

Goal Seven: Investigate and pursue expansion of the supply of affordable housing.

- FHA is working with local non-profits to plan a Section 202 elderly housing development.
- FHA is working with local non-profits to plan a Section 811 housing development.
- FHA is working with the Guidance Center to plan additional housing for homeless serious mentally ill.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

1. **"Substantial Deviation:** from the 5-Year/Annual Plan is an overall change in the direction of the FHA pertaining to Goals and Objectives. This includes changing the Authority's Goals and Objectives.
2. **"Significant Amendment or Modification" to the Annual Plan** is a change in policy of policies pertaining to the operation of FHA. This includes the following:
 - Changes to rent or admissions policies or organizing the waiting list.
 - Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund.
 - Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

10.0

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements “NO CHALLENGED ELEMENTS FROM RAB” (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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RESIDENT ADVISORY BOARD (RAB) COMMENTS

The following is from a letter submitted by the Siler Resident Management Corporation acting as the Resident Advisory Board (RAB) dated April 1, 2010. The hard copy of the letter was included with the certifications that were sent to HUD under separate cover.

“Dear Mr. Gouhin,

I would like to thank you for making this information available to for review. As the Executive Vice-President of the Siler Resident Management Corporation, I appreciate your inclusion of review and suggestions.

I believe that the plan is intelligent and very resident and community oriented. At this time, I and the other Board Members have no suggestions. But this plan should help the FHA management continue to provide excellent services, we have come to expect.

Thank you for your continued support and the fine management job you and your staff are doing.

Janice Smith,
Executive Vice President of the Board, Siler Resident Management Corporation.”

The following is from a letter submitted by the Siler Resident Management Corporation action as the Resident Advisory Board (RAB) dated June 21, 2020. The hard copy of the letter is included with the re-submission of the 5-Year/Annual Plan to the Phoenix HUD office.

“Dear Mr. Gouhin,

We would like to thank you for making this information available to us for review. As the Resident Council, we appreciate being included for the review of the FHA 5-Year Plan.

We believe the plan is knowledgeable and very focused on the residents and the community. We and the other Board Members have no suggestions but, we do agree that this five year plan should help the Flagstaff Housing Authority management continue to provide the outstanding services, we have come to expect.

We, thank you for your continued support and the fine management job, you and your staff are doing.

Janice Smith,
Executive Vice-President of the Board, Siler Resident Management Corporation

Devena Thomas
‘Acting” President, Siler Resident Management Corporation”

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Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

Part I: Summary						
PHA Name: FLAGSTAFF		Grant Type and Number Capital Fund Program Grant No: AZ20P00650108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	90,000	90,000	90,000.00	90,000.00	
3	1408 Management Improvements	67,000	67,000	67,000.00	32,220.11	
4	1410 Administration (may not exceed 10% of line 21)	47,582	47,582	47,582.00	47,582.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	238,235	163,972	897.00	897.00	
11	1465.1 Dwelling Equipment—Nonexpendable		74,730			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	33,000	32,533	32,533.00	13,166.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Part I: Summary						
PHA Name: FLAGSTAFF		Grant Type and Number Capital Fund Program Grant No: AZ20P00650108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	475,817	475,817	238,012.00	183,865.11	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	187,235	74,730			
Signature of Executive Director			Signature of Public Housing Director			
Date			Date			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Part II: Supporting Pages								
PHA Name: FLAGSTAFF			Grant Type and Number Capital Fund Program Grant No: AZ20P00650108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE	OPERATIONS	1406		90,000	90,000	90,000.00	90,000.00	100% complete
HA-WIDE	MANAGEMENT IMPROVEMENTS	1408		67,000	67,000	67,000.00	32,220.11	48% complete
HA-WIDE	ADMINISTRATION	1410		47,582	47,582	47,582.00	47,582.00	100% complete
HA-WIDE	REPLACE HOT WATER HEATERS	1465.1	265		74,730	-0-	-0-	In process
HA-WIDE	UPGRADE PHONE SYSTEM	1475		13,000	13,166	13,166.00	13,166.00	100% complete
AZ006000001	REPLACE 20 ROOFS	1460	20	40,000	-0-			
	REPLACE 11 CARPORTS	1460	11	11,000	-0-			
	REPLACE STORM WINDOWS	1460		187,235	-0-			
	REPLACE SHOWER SURROUNDS	1460	48		33,600	-0-	-0-	In process
	REPLACE PLAYGROUND EQUIPMENT	1475		20,000	19,367	19367.00		In process
AZ006000002	REPLACE SHOWER SURROUNDS	1460	137		95,900	-0-	-0-	In process
-	PAINT EXTERIOR UNITS	1460	23		34,472	897.00	897.00	In process

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: FLAGSTAFF					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-WIDE	06/12/2010		06/12/2012		
AZ006000001	06/12/2010		06/12/2012		
AZ006000002	06/12/2010		06/12/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary						
PHA Name: FLAGSTAFF		Grant Type and Number Capital Fund Program Grant No: AZ20P00650109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	94,857	94,857	94,857		
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	47,429	47,429	47,429		
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		152,240			
11	1465.1 Dwelling Equipment—Nonexpendable	332,000	179,760			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	474,286	474,286	142,286	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	173,000	130,840		
Signature of Executive Director			Signature of Public Housing Director		Date
Date					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Housing
 Capital Fund Financing Program
 0226

U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: FLAGSTAFF					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-WIDE	09/15/2011		09/15/2013		
AZ006000001	09/15/2011		09/15/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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U.S. Department of Housing and Urban Development

Office of Public and Indian

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Expires

4/30/2011

Part I: Summary						
PHA Name: FLAGSTAFF		Grant Type and Number Capital Fund Program Grant No: AZ20P00650110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	94,800	94,324			
3	1408 Management Improvements	7,700	7,700			
4	1410 Administration (may not exceed 10% of line 21)	47,400	47,162			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	91,800	91,800			
10	1460 Dwelling Structures	185,000	183,336			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	47,300	47,300			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Development
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 Office of Public and Indian
 OMB No. 2577-
Expires

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Part I: Summary						
PHA Name: FLAGSTAFF		Grant Type and Number Capital Fund Program Grant No: AZ20P00650110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	474,000	471,622			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	185,000	183,336			
Signature of Executive Director			Signature of Public Housing Director			
Date			Date			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

4/30/2011

Part II: Supporting Pages								
PHA Name: FLAGSTAFF			Grant Type and Number Capital Fund Program Grant No: AZ20P00650110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE	OPERATIONS	1406		94,800	94,324			
HA-WIDE	MANAGEMENT IMPROVEMENTS	1408		7,700	7,700			
HA-WIDE	ADMINISTRATION	1410		47,400	47,162			
HA-WIDE	REPLACE LAPTOP COMPUTERS AND PRINTERS	1475		6,300	6,300			
AZ006000001	REPLACE SEWER LATERALS	1450		21,800	21,800			
	REPLACE/PAINT SIDING	1460		185,000	183,336			
	REPLACE OFFICE FURNITURE	1475		1,000	1,000			
AZ006000002	REPLACE SEWER LATERALS	1450		18,000	18,000			
	TERMITE CONTROL	1450		52,000	52,000			
	REPLACE MAINTENANCE VEHICLES	1475		40,000	40,000			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

PART I: SUMMARY						
PHA Name/Number FLAGSTAFF AZ006		Locality FLAGSTAFF, COCONINO, AZ			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AZ006000001					
B	Physical Improvements Subtotal	Annual Statement	82,740	252,000		
C.	Management Improvements		40,000			
D.	PHA-Wide Non-dwelling Structures and Equipment					
E	ADMINISTRATION					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		122,740	252,000	-0-	-0-
L.	Total Non-CFP Funds					
M.	Grand Total		122,740	252,000	-0-	-0-

PART I: SUMMARY (CONTINUATION)

PHA Name/Number FLAGSTAFF AZ006		Locality FLAGSTAFF, COCONINO, AZ			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AZ006000002					
	Physical Improvements	Annual Statement	125,260	-0-	420,000	150,000
	Management Improvements					
	TOTAL CFP FUNDS		125,260	-0-	420,000	150,000
	HA-WIDE					
	Physical Improvements		150,000	220,000	220,000	150,000
	Administration		49,000	50,000	50,000	50,000
	Operations		90,000	90,000	90,000	90,000
	Management Improvements					75,000
	TOTAL CFP FUNDS		289,000	360,000	360,000	365,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2</u> FFY 2011			Work Statement for Year: <u>3</u> FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL	<i>HA-WIDE</i>			<i>HA-WIDE</i>		
Statement						
	Replace/Paint Siding		150,000	Parking Lot Repair		120,000
				Replace/Paint Siding		100,000
	AZ006000001			AZ006000001		
	Railroad Tie Landscape		17,200	Replace Roofing	87 units	252,000
	Replace Sewer Laterals	6 units	21,600			
	Cathodic Protection		27,940			
	Replace Storm Doors	40 units	16,000			
	AZ006000002					
	Railroad Tie Landscape		42,800			
	Replace Sewer Laterals	5 units	18,000			
	Cathodic Protection		22,060			
	Concrete Repair		42,200			
	Subtotal of Estimated Cost		\$358,000	Subtotal of Estimated Cost		\$472,000

9.0 HOUSING NEEDS

Waiting List Statistical Summary

Waiting List: East Flagstaff Housing

Race	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
American Indian/Alaska Native	0	0	0	140	67	27	1	0	0	0	235	59.95%
Asian	0	0	0	2	1	0	0	0	0	0	3	0.77%
Black/African American	0	0	0	8	4	0	0	0	0	0	8	2.04%
Native Hawaiian/Other Pacific Is.	0	0	0	2	0	0	0	0	0	0	2	0.51%
Not Assigned	0	0	0	1	1	0	0	0	0	0	2	0.51%
White	0	0	0	116	17	8	1	0	0	0	142	36.22%
Total	0	0	0	269	86	35	2	0	0	0	392	
Total Percent	0.00	0.00	0.00	68.62	21.94	8.93	0.51	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
Disabled	0	0	0	14	1	1	0	0	0	0	16	4.08%
Family	0	0	0	255	85	34	2	0	0	0	376	95.92%
Total	0	0	0	269	86	35	2	0	0	0	392	
Total Percent	0.00	0.00	0.00	68.62	21.94	8.93	0.51	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
Hispanic or Latino	0	0	0	53	12	7	1	0	0	0	73	18.62%
Not Assigned	0	0	0	1	1	0	0	0	0	0	2	0.51%
Not Hispanic or Latino	0	0	0	215	73	28	1	0	0	0	317	80.87%
Total	0	0	0	269	86	35	2	0	0	0	392	
Total Percent	0.00	0.00	0.00	68.62	21.94	8.93	0.51	0.00	0.00	0.00		

Waiting List	SRO	0	Average Days Waiting								Combined Average
			1	2	3	4	5	6	7	8	
East Flagstaff Housing	0	0	0	277	270	143	0.96	0	0	0	250.00

Waiting List	Average Gross Income	Average Adjusted Income
East Flagstaff Housing	\$12,038.63	\$10,883.38

Waiting List: East Flagstaff Housing

Percent that are Handicapped or Disabled:	4.00%
Total Number of Handicapped or Disabled:	16
Total Number of Applicants Listed:	392
Number Over Limit for Low Income:	2
Number Qualifying for Low Income:	21
Number Qualifying for Very Low Income:	75
Number Qualifying for Extremely Low Income:	290
Percent Qualifying for Low Income:	5.00%
Percent Qualifying for Very Low Income:	20.00%
Percent Qualifying for Extremely Low Income:	74.00%

End of Report

Waiting List Statistical Summary

Waiting List: Flagstaff Housing West

Race	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
American Indian/Alaska Native	0	0	47	118	57	25	0	0	0	0	247	55.03%
Asian	0	0	0	2	1	0	0	0	0	0	3	0.68%
Black/African American	0	0	11	5	0	1	0	0	0	0	17	3.85%
Native Hawaiian/Other Pacific Is	0	0	0	2	0	0	0	0	0	0	2	0.45%
Not Assigned	0	0	1	1	1	0	0	0	0	0	3	0.68%
White	0	0	52	99	15	7	0	0	0	0	173	39.32%
Total	0	0	106	227	74	33	0	0	0	0	440	
Total Percent	0.00	0.00	24.09	51.59	16.82	7.50	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
Disabled	0	0	28	12	0	1	0	0	0	0	41	9.32%
Elderly	0	0	6	0	0	0	0	0	0	0	6	1.35%
Family	0	0	50	215	74	32	0	0	0	0	371	84.32%
Single	0	0	22	0	0	0	0	0	0	0	22	5.03%
Total	0	0	106	227	74	33	0	0	0	0	440	
Total Percent	0.00	0.00	24.09	51.59	16.82	7.50	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
Hispanic or Latino	0	0	5	45	11	7	0	0	0	0	68	15.45%
Not Assigned	0	0	1	1	1	0	0	0	0	0	3	0.68%
Not Hispanic or Latino	0	0	100	181	62	26	0	0	0	0	369	83.85%
Total	0	0	106	227	74	33	0	0	0	0	440	
Total Percent	0.00	0.00	24.09	51.59	16.82	7.50	0.00	0.00	0.00	0.00		

Waiting List	SRO	Average Days Waiting								Combined Average	
		0	1	2	3	4	5	6	7		8
Flagstaff Housing West	0	0	341	238	203	143	0	0	0	0	250.00

Waiting List	Average Gross Income	Average Adjusted Income
Flagstaff Housing West	\$11,086.23	\$10,081.42

Waiting List: Flagstaff Housing West	
Percent that are Handicapped or Disabled:	9.00%
Total Number of Handicapped or Disabled:	41
Total Number of Applicants Listed:	440
Number Over Limit for Low Income:	2
Number Qualifying for Low Income:	18
Number Qualifying for Very Low Income:	88
Number Qualifying for Extremely Low Income:	332
Percent Qualifying for Low Income:	4.00%
Percent Qualifying for Very Low Income:	20.00%
Percent Qualifying for Extremely Low Income:	75.00%

Waiting List Statistical Summary

Waiting List: Section 8 (does not use bedroom size)

Race	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0	0	287	46.29%
Asian	0	0	0	0	0	0	0	0	0	0	5	0.81%
Black/African American	0	0	0	0	0	0	0	0	0	0	11	1.72%
Native Hawaiian/Other Pacific Is	0	0	0	0	0	0	0	0	0	0	2	0.32%
Not Assigned	0	0	0	0	0	0	0	0	0	0	3	0.48%
White	0	0	0	0	0	0	0	0	0	0	290	46.77%
Total	0	0	0	0	0	0	0	0	0	0	620	
Total Percent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
Disabled	0	0	0	0	0	0	0	0	0	0	35	5.65%
Elderly	0	0	0	0	0	0	0	0	0	0	10	1.61%
Family	0	0	0	0	0	0	0	0	0	0	563	90.81%
Single	0	0	0	0	0	0	0	0	0	0	12	1.94%
Total	0	0	0	0	0	0	0	0	0	0	620	
Total Percent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8	Total	Percent
Hispanic or Latino	0	0	0	0	0	0	0	0	0	0	115	18.55%
Not Assigned	0	0	0	0	0	0	0	0	0	0	3	0.48%
Not Hispanic or Latino	0	0	0	0	0	0	0	0	0	0	502	80.97%
Total	0	0	0	0	0	0	0	0	0	0	620	
Total Percent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		

Waiting List	SRO	0	Average Days Waiting								Combined Average
Section 8 (does not use bedroom)	0	0	1	2	3	4	5	6	7	8	466.00
	0	0	0	0	0	0	0	0	0	0	

Waiting List	Average Gross Income	Average Adjusted Income
Section 8	\$12,711.55	\$11,217.34

Waiting List: Section 8

Percent that are Handicapped or Disabled: 5.00%

Total Number of Handicapped or Disabled: 35

Total Number of Applicants Listed: 620

Number Over Limit for Low Income: 2

Number Qualifying for Low Income: 36

Number Qualifying for Very Low Income: 122

Number Qualifying for Extremely Low Income: ~~3070~~ 460

Percent Qualifying for Low Income: 6.00%

Percent Qualifying for Very Low Income: 20.00%

Percent Qualifying for Extremely Low Income: 74.00%

End of Report

5/13/2010 5:45:55PM

By: Administrator

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13-10110.rpt

9.0 HOUSING NEEDS CONTINUED

A number of barriers exist to Flagstaff meeting the needs of low- and moderate-income residents with regard to affordable housing. These barriers include geographic and physical constraints, regulatory limitations, and economic impediments as follows:

- Geographic and physical constraints. Flagstaff is surrounded by National Forests and Bureau of Land Management property, which is currently not available for development, and is a significant limiting factor in the community's ability to grow. The limited land for development has led to extremely high land costs. In addition, construction costs are noticeably high in the Flagstaff area. Average costs are over \$150 per square foot, which makes the development of units affordable to households with low and moderate incomes extremely difficult.
- Regulatory limitations. The City of Flagstaff's Community Housing Task Force was charged with making changes, including regulatory impediments to affordable housing and housing program policies. The Task Force has provided staff direction regarding research and implementation of changes including, but not limited to:
 1. Resource protection restructuring
 2. Relaxation of setbacks and parking requirements with the Land Development Code
 3. Density allowances
 4. Ease restriction of available land for maximized benefit
 5. An amendment to the City Charter exempting workforce housing from the expenditure cap
- Economic impediments. The greatest barrier in the Flagstaff community is the income levels. Flagstaff's median income has risen by approximately 1% annually for the past five years while home prices have risen 85%. Over 18% of Flagstaff's population is below poverty level and has difficulty in paying the prevailing fair market rents.

9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS

The jurisdiction of Flagstaff Housing Authority (FHA) assistance is within the corporate city limits of Flagstaff, AZ. FHA owns 265 low-income public housing units; provides 333 Section 8 Housing Choice Vouchers; manages an 80 Section 8 New Construction development; and provides 12 SRO Section 8 vouchers for the seriously mentally ill. In order to meet the Housing Needs the following is necessary:

- Apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-financing housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Allow the use of current HCV funding to issue additional vouchers.
- Congress needs to provide funding for new public housing development.