

<b>PHA 5-Year and Annual Plan</b>		<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>			<b>OMB No. 2577-0226 Expires 4/30/2011</b>	
<b>1.0</b>	<b>PHA Information</b> PHA Name: City of Mesa Housing Authority PHA Code: AZ005 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 07/2010					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 1425 HCV Units 100 Mainstream					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					

**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.

The MHA has made progress in meeting and exceeding the goals and objectives described in the previous Five-Year Plan.

Goal: Expand the supply of assisted housing

Objectives:

1. MHA will review the NOFA and determine the viability of seeking additional vouchers.
2. Leverage Home funds to provide permanent housing for homeless.
3. Family Unification Program – Awarded funds will be used to promote family unification of families for whom the lack of adequate housing is a primary factor in the separation, or the threat of imminent separation, of children from their families and to youths 18 to 21 years old who left foster care at age 16 or older and lack adequate housing.

Goal: Improve the quality of assisted housing

Objective:

1. Improve the voucher management: (SEMAP score) 95% to 100% (incl Bonus)
2. Increase customer satisfaction: Staff will attend training classes to improve efficiency and customer satisfaction as time and resources are available.
3. Concentrate on efforts to improve specific management functions: Continue to focus on quality control procedures and regular staff training.

Goal: Increase assisted housing choices

Objectives:

1. Provide voucher mobility counseling: Participants are provided with portability and moving policies and procedures, and contact information for other PHA's at the briefing. Standardized briefings are held for portability move in participants and new participants.
2. Conduct outreach efforts to potential voucher landlords: Housing Choice Voucher information, upon request, will be mailed to property management companies and individual owners.
3. Housing Choice Voucher Homeownership Option: Homeownership program implemented 11/2002. MHA is guiding potential homeownership applicants through the process.

Goal: Work with HUD to reform regulations while increasing local PHA flexibility.

Objective:

1. The City of Mesa Governing Board and MHA will support changes to HUD regulations that will further promote self-sufficiency in accordance with local area needs.

Goal: Increase participation in the Homeownership HCV Program

Objective:

1. The City of Mesa Housing Authority operates a Homeownership Housing Choice Voucher Program with 9/15 vouchers currently being utilized. It is anticipated that 3-5 more vouchers will be utilized for the Homeownership Program.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

Goal: Promote self-sufficiency and asset development of assisted households.

Objective:

1. Objectives: Provide or attract supportive services to improve assistance recipients' employability. The Family Self-Sufficiency (FSS) Program has coordinated with various training organizations and colleges (i.e. Work Force Development: Arizona Women's Education and Employment, Inc; Maricopa Community Colleges: Arizona State University) and utilizes available community supportive services for both FSS participants as well as homeownership participants/applicants.
2. Provide or attract supportive services to increase independence for the elderly or families with disabilities: MHA will provide referrals to Area Agency on Aging and Jewish Family & Children's Services Elderly Care Program to provide supportive services for elderly households.

5.2 (Cont)	<p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p>PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <p><u>Objective:</u></p> <ol style="list-style-type: none"> <li>1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Fair housing information is provided in the briefing packets, in the office lobby, and on the website.</li> <li>2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: Fair housing information is provided in briefing packets, in the office lobby and on the website.</li> <li>3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Fair housing information is provided in the briefing packets, in the office lobby and on the website.</li> <li>4. The City of Mesa offers a two-day Fair Housing Conference each year that is open to the public to gain knowledge of fair housing practices.</li> </ol>
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6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>None</b></p> <p>(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. <b>The public may view and obtain copies of the 5-Year and Annual PHA Plan at the main administrative office of the City of Mesa Housing Authority at: 20 East Main St. Suite 250., Mesa, Arizona 85201.</b></p> <p><b>PHA Plan Elements</b></p> <p><b>Eligibility Policies:</b> Eligibility policies for the City of Mesa Housing Authority can be found in Chapter 3 of the City of Mesa HCV Administrative Plan. Those policies include the definition of a family, income limit requirements, citizenship qualifications or the eligible immigrant status of family members, social security number requirements, and the PHA’s collection and use of family information as provided in the consent forms. Eligibility policies also discuss the factors relating to an applicant’s past or current conduct including criminal activity that could cause the PHA to deny assistance to the applicant.</p> <p><b>Tenant Selection, Admission, Deconcentration and Wait List Procedures:</b> Tenant selection and admission to the program policies can be found in Chapter 4 of the City of Mesa HCV Administrative Plan. Those policies include the application process, the management of the waiting list, and how applicants are selected for the voucher program. Current preferences include: 1) Persons living or working in Mesa; and 2) Homeless – Living in a qualified transitional housing program lacking fixed or permanent housing. The City of Mesa Housing Authority operates a single waiting list that contains the following information for each applicant: Applicant name; Family unit size; Date and time of application; Qualification for any local preferences; and Racial or ethnic designation of the head of household. Each year the City of Mesa looks at the demographics of the schools in the high poverty, low income areas of the City to determine the deconcentration factor for the City. The PHA does outreach to owners/landlords to encourage HCV Program participation within all areas of the jurisdiction.</p> <p><b>Financial Resources:</b> Financial Resources anticipated in FY 2010-2011 for the Mesa Housing Authority are as follows:</p> <table style="margin-left: 40px;"> <tr> <td>Section 8 HAP funds</td> <td style="text-align: right;">\$9,400,000</td> </tr> <tr> <td>Section 8 Admin Fees</td> <td style="text-align: right;">\$1,020,000</td> </tr> <tr> <td>HOME Funds for Tenant Based Rental Assistance</td> <td style="text-align: right;">\$92,000</td> </tr> <tr> <td>Veterans Affairs Supportive Housing Program (VASH) HAP Funds</td> <td style="text-align: right;">\$176,500</td> </tr> <tr> <td>Veterans Affairs Supportive Housing Program (VASH) Admin Funds</td> <td style="text-align: right;">\$22,400</td> </tr> <tr> <td>Family Unification (FUP) HAP Funds</td> <td style="text-align: right;">\$176,500</td> </tr> <tr> <td>Family Unification Program (FUP) Admin Funds</td> <td style="text-align: right;">\$22,400</td> </tr> </table>	Section 8 HAP funds	\$9,400,000	Section 8 Admin Fees	\$1,020,000	HOME Funds for Tenant Based Rental Assistance	\$92,000	Veterans Affairs Supportive Housing Program (VASH) HAP Funds	\$176,500	Veterans Affairs Supportive Housing Program (VASH) Admin Funds	\$22,400	Family Unification (FUP) HAP Funds	\$176,500	Family Unification Program (FUP) Admin Funds	\$22,400
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<p><b>6.0</b> <b>(Cont)</b></p>	<p><b>Rent Determination:</b> The rent for a unit proposed for HCV assistance will be compared to the rent charged for comparable units in the same market area. The PHA has developed a range of prices for comparable units by bedroom size within defined market areas. Units proposed for HCV assistance will be compared to the units within this rent range. Because units may be similar, but not exactly like the unit proposed for HCV assistance, the PHA may make adjustments to the range of prices to account for the differences. When a family initially leases a unit and the gross rent of the unit exceeds the applicable payment standard for the family, the dwelling unit rent must be at a level where the family's share of rent does not exceed 40 percent of the family's monthly adjusted income. The PHA utilizes the schedule of payment standards in the calculation of housing assistance payments for HCV families indicating the maximum monthly assistance payment for a family assisted in the HCV program (before deducting the total tenant payment by the family).</p> <p><b>Grievance Procedures:</b> When the PHA makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing. After a request for an informal review or informal hearing, a review or hearing is scheduled within ten days of the request. After the proceeding a decision is rendered and notice is given to the applicant or participant within 10 business days.</p> <p><b>Civil Rights Certification:</b> The City of Mesa Housing Authority examines its programs each year to identify any impediments to fair housing choice within their programs. The PHA offers to each prospective and current participant a list of units offered by local owners throughout the jurisdiction. The PHA also does outreach to owners throughout the community by offering informational meetings to prospective and current owners regarding Fair Housing of all tenants. The PHA supports the Consolidated Plan Antipoverty Strategy by increasing the effectiveness of existing programs through better collaboration, reduced duplication of services, and increased efficiency of implementation. One way this is accomplished is through the Family Self-Sufficiency program by increasing the number of participants in the program and increasing the amount of escrow for families and informing them of the companion program, Housing Choice Voucher Homeownership Program. The City of Mesa also offers a two-day Fair Housing Conference each year that is open to the public to gain knowledge of fair housing practices.</p> <p><b>Fiscal Year Audit:</b> At the time of the submission of this PHA Plan the results of our most recent fiscal year audit is an Unqualified Opinion.</p> <p><b>Violence Against Women Act (VAWA):</b> All HCV Program tenants and applicants are notified by the City of Mesa Housing Authority of their rights under VAWA at the time of application and also at the time of briefing, protecting tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The PHA also notifies all landlords, owners and property managers of their rights and obligations under VAWA during landlord/owner briefings and also through written notification in landlord/owner newsletters. The City of Mesa Housing Authority also partners with Autumn House, the local domestic violence shelter to ensure that all victims and potential victims are aware of the services provided within the community.</p>
<p><b>7.0</b></p>	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The City of Mesa PHA plans to administer a HCV Program Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982. The maximum number of participants will be 15. There will be specific criteria for participation in the HCV Homeownership program in addition to HUD criteria as follows: 1) Participants must have completed an initial HCV lease term in Mesa; and 2) Participants may not owe the Mesa Housing Authority, or any other Housing Authority, an outstanding debt.</p>
<p><b>8.0</b></p>	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <b>NA</b></p>
<p><b>8.1</b></p>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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. <b>NA</b></p>
<p><b>8.2</b></p>	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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. <b>NA</b></p>
<p><b>8.3</b></p>	<p><b>Capital Fund Financing Program (CFFP).</b>  <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. <b>NA</b></p>
<p><b>9.0</b></p>	<p><b>Housing Needs.</b> 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 Housing Choice Voucher 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>The City of Mesa Housing Authority will promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination, through regular Fair Housing training for all staff. The City of Mesa Housing Authority will address the Antipoverty Strategy by increasing the effectiveness of existing programs by working in collaboration with other State agencies to provide housing to those families on the waiting list as well as those families currently on the HCV Program by offering a preference to families and individuals who are homeless, living in transitional housing programs and waiting for permanent housing in the City of Mesa. The City of Mesa PHA will be requiring owner/landlord briefings throughout the year to discuss the supply of affordable housing, the quality of that housing and ADA accessible units within the City of Mesa PHA jurisdiction.</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.**

Need: Availability of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Maintain or increase Housing Choice Voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Housing Choice Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Housing Choice Voucher lease-up rates by effectively screening Housing Choice Voucher applicants to increase owner acceptance of program.

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional Housing Choice Voucher units should they become available – MHA will review the funding sources, including HUD's Notice of Funding Availability (NOFA) and determine the viability of seeking additional vouchers.
- Pursue housing resources other than public housing or Housing Choice Voucher tenant-based assistance. MHA shall apply for HOME funds to continue the Tenant-Based Rental Assistance Program (TBRA) to provide to provide transitional assistance to the homeless – living in a qualified transitional housing program lacking fixed or permanent housing.

**9.1** Need: Specific Family types: Families at or below 30 of median income

Strategy 1: Target available assistance to families at or below 30% of AMI

- Provide information on community resources, such as job listings, training, and childcare.
- Actively promote the Family Self-Sufficiency and the Homeless Transitional Housing programs.

Need: Specific Family Types : Families at or below 50% of median income

Strategy 1: Target available assistance to families at or below 50% of AMI

- Provide information on community resources, such as job listings, training, and childcare.
- Actively promote the Family Self-Sufficiency and the Homeless Transitional Housing program.

Need: Specific Family type: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Housing Choice Voucher tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Housing Choice Voucher Program to owners outside of areas of poverty/minority concentrations.

<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The City of Mesa Housing Authority (MHA) has made a noted effort in working toward achieving the 5-year goals of the agency created for the period between 2010 and 2014. MHA has always been a high-performing agency with a strong need to make a difference in the community by providing quality rental assistance in a high-customer satisfactory environment. MHA has taken an active role in implementing HUD policies, procedures, and requirements within required timeframes.</p> <p>HUD Strategic Goals: (1) Increase the availability of decent, safe and affordable housing. (2) Improve community quality of life and economic vitality. (3) Promote self-sufficiency and asset development of families and individuals. (4) Ensure equal housing opportunities for all Americans.</p> <p>MHA has expanded the supply of assisted housing by applying for additional rental vouchers: (1) MHA has consistently applied for the Family Self-Sufficiency Coordinator grant since 2000 and expanded the grant award to include a Homeownership Coordinator position. (2) MHA applied for HOME funds and implemented the Tenant-Based Rental Assistance (TBRA) Program in 2005. MHA will submit an application each year, as required by the program, to request funding. TBRA is a two year program targeting the homeless—those individuals living in a qualified transitional housing program and lacking fixed and/or permanent housing—and is in addition to the Housing Choice Voucher Program. (3) MHA will review future NOFAs to determine viability of seeking additional vouchers.</p> <p>The quality of assisted housing has improved in Mesa. The PHA SEMAP Score increased to 90% for the FY 2009. Management focused on increasing customer satisfaction improving management functions by providing regular staff training classes and a new Quality Control policy. MHA has made strides in improving the living environment for residents through rental rehabilitation programs and providing Housing Choice Voucher Program participants with information on units in non-poverty areas.</p> <p>MHA has implemented a strong self-sufficiency and homeownership program with the goal of family self-sufficiency by connecting participants with supportive services, training programs, and job listings. MHA affirmatively furthers fair housing by providing information in both the briefing packets and in the PHA lobby; through staff training; and by the approval for a change of bedroom size where accessibility is an issue.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>a. Substantial Deviation from the 5-Year Plan: Substantial Deviation from the 5-Year Plan shall include a major modification to the PHA goals and practices. General agency policies are not included; however, if there is a significant amendment or modification to the 5-Year Plan, an updated copy of the Administrative Plan shall be available at the main administrative office of the City of Mesa Housing Authority, 20 East Main St., Suite 250., Mesa, Arizona 85201.</p>
<p>11.0</p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>