

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

City of Phoenix

PHA Plans

Annual Plan for Fiscal Year 2001-02



City of Phoenix

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: The City of Phoenix Housing Department

PHA Number: AZ001

PHA Fiscal Year Beginning: 07/2001

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

Annual PHA Plan

PHA Fiscal Year 2001-02

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

An Executive Summary is not required. PHAs may provide an Executive Summary at their option, however.

The City of Phoenix Housing Department, the designated Public 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 Phoenix Housing Department.

To provide and promote diversified living environments for low-income families, seniors and persons with disabilities by operating and leasing assisted and affordable housing.

We have also adopted the following goals and objectives to increase the availability of decent, safe and affordable housing for the next five years by:

- Expanding the supply of assisted housing
- Improving the quality of assisted housing
- Increasing assisted housing choices
- Promote self-sufficiency and asset development of assisted households

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 outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- The Housing Department anticipates \$43,666,773 to be available for the support of Federal public housing and tenant-based Section 8 assistance programs administered during the Fiscal 2001 Plan year.
- Admission preferences have equal priority; a) working families and those unable to work because of age or disability, b) residents who live and/or work in the jurisdiction, and c) families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program
- Target 40% of all new public housing admissions and 75% of all new Section 8 Program admissions to families at or below 30% of median income (\$16,450 for a family of four)
- Assisted housing programs have a \$25 minimum tenant rent
- Public housing residents are offered a choice of income based rent set at 30% of adjusted monthly income or a flat rent set at a fair market rent for the area
- For qualified residents that transition from welfare to work, the PHA will phase in rent increases with no change in rent for the first year, 50% of the increase added in the second year and the full rent increase reflected in the third year
- Non-exempt public housing residents are required to contribute eight hours per month of community service or participate in an economic self-sufficiency program

In summary, we are accomplishing the Housing Department's goals and objectives to improve the condition of affordable housing in the City of Phoenix.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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. Note: 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.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Implementation of Public Housing Resident Community Service Requirements

Pet Policy

Progress in Meeting the 5-Year Plan Mission and Goals

Resident Membership of the PHA Governing Board

Membership of the Resident Advisory Board

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Annual Plan
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plan
	Fair Housing Documentation: 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	Annual Plan

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	the PHA's involvement.	
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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	Annual Plan: Conversion of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
<input checked="" type="checkbox"/>	City of Phoenix Consolidated Plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	28,962	5	5	5	1	5	5
Income >30% but <=50% of AMI	25,021	5	5	5	1	5	4
Income >50% but <80% of AMI	35,726	5	4	4	1	5	3
Elderly	14,863	5	5	4	3	1	2
Families with Disabilities	1,595,853	5	5	4	5	2	4
Hispanic (all races)	51,112	5	5	5	1	5	4
Black	17,034	5	5	5	1	5	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995-2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
1990 census for Phoenix– Mesa MSA

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	11,624		29%
Extremely low income <=30% AMI	7,090	61%	
Very low income (>30% but <=50% AMI)	4,069	35%	
Low income (>50% but <80% AMI)	465	4%	
Families with children	7,769	66%	
Elderly families	753	6%	
Families with Disabilities	3,276	28%	
White/Hispanic	7,792	67%	
Black	2,558	22%	
Native American	879	8%	
Asian & Pacific Isl.	379	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Senior and Disabled Housing Program)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	767		111%
Extremely low income <=30% AMI	483	63%	
Very low income (>30% but <=50% AMI)	269	35%	
Low income (>50% but <80% AMI)	15	2%	
Families with children	15	2%	
Elderly families	198	26%	
Families with Disabilities	542	71%	
White/Hispanic	511	67%	
Black	167	22%	
Native American	69	8%	
Asian & Pacific Isl.	25	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	752	98%	108%
2 BR	15	2%	6%
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 site-based assistance (Senior Housing Program)
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	270		77%
Extremely low income <=30% AMI	97	36%	
Very low income (>30% but <=50% AMI)	95	35%	
Low income (>50% but <80% AMI)	78	29%	
Families with children	0	0%	
Elderly families	133	49%	
Families with Disabilities	164	61%	
White/Hispanic	216	80%	
Black	32	12%	
Native American	15	6%	
Asian & Pacific Isl.	7	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	270	100%	77%
2 BR	0	0%	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Conventional Housing Program)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2,903		89%
Extremely low income <=30% AMI	2003	69%	
Very low income (>30% but <=50% AMI)	319	11%	
Low income (>50% but <80% AMI)	581	20%	
Families with children	2,213	76%	
Elderly families	115	4%	
Families with Disabilities	578	20%	
White/Hispanic	1,846	64%	
Black	607	21%	
Native American	331	11%	
Asian & Pacific Isl.	119	4%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	688	24%	124%
2 BR	886	31%	87%
3 BR	907	31%	90%
4 BR	330	11%	42%
5 BR	90	3%	3%
5+ BR	0	0%	N/A

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Scattered Sites Home Ownership Program)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	607		66%
Extremely low income <=30% AMI	30	5%	
Very low income (>30% but <=50% AMI)	194	32%	
Low income (>50% but <80% AMI)	383	63%	
Families with children	544	90%	
Elderly families	6	1%	
Families with Disabilities	35	6%	
White/Hispanic	328	54%	
Black	178	29%	
Native American	85	14%	
Asian & Pacific Isl.	16	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	20	3%	10%
2 BR	245	40%	70%
3 BR	245	40%	74%
4 BR	51	8%	74%
5 BR	3	0%	166%
5+ BR	0	0%	N/A

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 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 section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Public Housing Program

The City of Phoenix owns and manages 2,646 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 consists of conventional public housing, elderly/disabled housing and scattered sites housing units.

There are five conventional public housing complexes located throughout the central area of the city. Families composed of two or more persons in the household are predominant in these complexes. There are a total of 1,776 conventional units. The vacancy rate for the conventional public housing program has historically been less than 3%.

The elderly/disabled housing program operates four complexes. These complexes house individuals who are 62 years or older, disabled and/or handicapped. There are a total of 400 elderly/disabled-housing units.

The scattered sites housing program is currently composed of 447 single-family homes located throughout the city of Phoenix. These homes are intended for occupancy by families with at least 3 persons in the household.

The overall goal of the City of Phoenix is in concurrence with the national goal, as set forth by HUD, which is 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 all of our 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, 3) operating/replacement reserve, and 4) general obligation bond funds. 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.

There are expected to be limited losses to the assisted housing inventory. The City expects to sell 5-10 single family homes per year to assisted housing tenants through the Scattered Site Homeownership Program. It is the City's intent to replace all assisted housing units sold.

Section 8 Program

Since August 1978, the City of Phoenix 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 120 days to find a dwelling unit to lease, which accounts for the fact that the Program maintains an average lease-up rate of 97%-98%. The City administers a total of 5,548 Section 8 units, which are broken down as follows:

Section 8 Voucher Program - the program has 4,554 vouchers. The City of Phoenix 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. Some vouchers are designated for homeless persons.

Section 8 Moderate Rehabilitation/Rental Rehabilitation - The program has 162 units. Under this program a private owner agrees to rehabilitate the property to certain safe and sanitary standards. The City sets the rents and the rent subsidies. In most cases, the subsidies remain available to the owner for 15 years.

Section 8 New Construction - There are two complexes managed by the City of Phoenix comprising 236 units. All 236 units are one-bedroom units for elderly/disabled persons and are operated as part of the City's elderly/disabled housing program.

Section 8 Housing Assistance Payments (HAP) - The HAP Projects are privately owned and primarily new construction projects. The City acts as the contract administrator. There are seven HAP Projects totaling 474 units.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001-02)		
a) Public Housing Operating Fund	\$5,891,000	
b) Public Housing Capital Fund	\$4,662,130	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$25,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$647,643	
g) Resident Opportunity and Self-Sufficiency Grants	\$450,000	
h) Community Development Block Grant	\$200,000	Public Housing rehabilitation
i) HOME		
Other Federal Grants (list below)		
Family Self Sufficiency	\$49,000	Section 8 and Public Housing supportive services
Service Coordinator	\$459,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$344,000	Drug Elimination
	\$20,000	Department of Labor
3. Public Housing Dwelling Rental Income	\$5,944,000	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$43,666,773	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

The application process involves two phases. The first phase is the initial application for housing assistance or the pre-application. The pre-application requires the family to provide limited basic information establishing any preferences to which they may be entitled. This first phase results in the family's placement on the waiting list.

The applicant may at any time report changes in their applicant status including changes in family composition, income, or preference factors. The Housing Department will annotate the applicant's file and will update their place on the waiting list. Changes will be confirmed with the family in writing.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The Housing Department will ensure that verification of all preferences, eligibility, suitability and selection factors are current in order to determine the family's final eligibility for admission into the Public Housing Program.

If the Housing Department determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

Having a history of disturbing neighbors or destruction of property; having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from; having a history of abusing alcohol or a controlled substance in a way that may interfere with the health, safety, or right to peaceful enjoyment by others; having engaged in or threatened abusive or violent behavior towards and Housing Department staff or residents.

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

The waiting list will be organized by bedroom size, preference (all preferences have an equal weight), and order of date and time of application. Contact between the applicant and the Housing Department will be included in the applicant file.

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)

Applications will be accepted during regular business hours at: **Occupancy Services, 830 E. Jefferson St. 1st floor, Phoenix, AZ 85034 on Monday thru Friday 8:00 AM – 5:00 PM.** Applications will be mailed to interested families upon request. The completed application will be dated and time stamped upon its return to the Housing Department.

Persons with disabilities who require a reasonable accommodation in completing an application may call the Housing Department to make special arrangements. A Telecommunication Device for the Deaf (TDD) is available for the deaf. The TDD telephone number is **(602) 534-5500.**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

The Housing Department does not intend to operate a site-based waiting list in the coming year.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

- b. Yes No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
To facilitate a family's access to work or school
 Other: (list below)
To provide an incentive for families to assist in meeting the Housing Department's deconcentration goals.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- 1 Date and Time
- 1 Working families and those unable to work because of age or disability
- 2 Residents who live and/or work in the jurisdiction
- 3 Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
Move-in briefing

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)
Change in citizenship/eligible immigrant status

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
Housing Agency Debt

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
Previous address and landlord name if available

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

Applications will be accepted during regular business hours at: **Occupancy Services, 830 E. Jefferson St. 1st floor, Phoenix, AZ 85034 on Monday thru Friday 8:00 AM – 5:00**

PM. Applications will be mailed to interested families upon request. The completed application will be dated and time stamped upon its return to the Housing Department.

Persons with disabilities who require a reasonable accommodation in completing an application may call the Housing Department to make special arrangements. A Telecommunication Device for the Deaf (TDD) is available for the deaf. The TDD telephone number is **(602) 534-5500**.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The initial term of the voucher will be 60 days and will be stated on the Housing Choice Voucher. The Housing Department may grant one or more extensions of the term, but the initial term plus any extensions will never exceed 120 calendar days from the initial date of issuance. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. A sample extension request form and a form for recording their search efforts will be included in the family's briefing packet. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Department will grant the length of request sought by the family or 60 days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Department will grant an extension allowing the family the full 120 days search time. If the Housing Department determines that additional search time would be a reasonable accommodation.

Upon submittal of a completed Request for Lease Approval packet, the Housing Department will suspend the term of the voucher. The term will be in suspension until the date the Housing Department provides notice that the request has been approved or denied. This policy allows families the full term (60 days, or more with extensions) to find a unit, not penalizing them for the period during which the Housing Department is taking action on their request. A family may not submit a second request for approval of tenancy before the Housing Department finalizes action on the first request.

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1 Date and Time
- 1 Working families and those unable to work because of age or disability
- 1 Residents who live and/or work in your jurisdiction
- 1 Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program
(All preferences have equal weight)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program (All preferences have equal weight)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices

- Other (list below)
Public notification is given to applicants and owners as may be necessary in local English and Spanish newspapers, radio and television stations. All advertisements contain the equal opportunity slogan and logo. Public announcements contain an explanation of the availability of the programs and invite participation by families and owners. Press releases are made as necessary. Details regarding where and when to apply are included as well as other appropriate information, to include notice of suspension of application intake. Special contacts are made as needed with local agencies who are service providers for very-low income working families, minority-elderly, and handicapped or disabled persons or families.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25 The established minimum rent is \$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

The Phoenix Housing Authority has set the minimum rent at \$25. However if a family at minimum rent (when the family's annual adjusted income is less than \$1,000) requests a hardship exemption and provides documentation to the Housing Authority that one or more of the following circumstances exists, the Housing Authority may grant an exemption.

- A. A hardship exists in the following circumstances:
 - 1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program, unless the family's reduction in welfare benefits is due to fraud by a member of the family or the family's failure to comply with welfare work requirements
 - 2. When the family would be evicted as a result of the imposition of the minimum rent requirement
 - 3. When the income of the family has decreased because of changed circumstances, including sustained medical costs or the loss of employment, this does not include a voluntary loss of employment
 - 4. When a death has occurred in the family resulting in a decrease in family income
- B. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. If the Housing Authority determines there is a hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. Any hardship exemptions will be reviewed at the next reexamination.
- D. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

c. Rents set at less than 30% than adjusted income

- 1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
 - 2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

During an interim reexamination, only the information affected by the changes being reported will be reviewed and verified. The Housing Department will determine whether any change in rent will be effected.

The City will phase in rent for qualified residents that transition from welfare to work. There will be no increase in their rent for the first year, it will increase 50% of the normal increase in the second year, and will fully phase in for the third year. As an additional incentive to encourage self-sufficiency, the Housing Department will not process any increase in income between annual re-certifications, except for families previously reporting zero income. Rent adjustments will be determined at their next regular re-certification.

Families are required to report the following changes to the Housing Department between regular reexaminations:

- Any person added to a household*.
- A member has been added to the family through birth or adoption or court awarded custody.
- A household member is leaving or has left the family unit.
- Any income to a family that has been reporting zero income.

If the family's rent is being determined under the formula method, these changes will trigger an interim reexamination. The family shall report these changes within ten (10) calendar days of their occurrence.

*In order to add a household member other than through birth or adoption (including a live-in aide or caretaker), the family must request that the new member be added to the lease. Before adding the new member to the lease, the individual must complete an application form stating their income, assets, and all other information required of an applicant. The individual must provide their Social Security number, if they have one, and must verify their citizenship/eligible immigrant status. (Their housing will not be delayed due to delays in verifying eligible immigrant status other than delays caused by the family.) The new family member will go through the same screening process as that used for applicants. The Housing Department will determine the eligibility of the

individual before adding them to the lease. If the individual is found to be ineligible or does not pass the screening criteria, they will be advised in writing and given the opportunity for an informal review. If they are found to be eligible and do pass the screening criteria, their name will be added to the lease. At the same time, if the family's rent is being determined under the formula method, the family's annual income will be recalculated taking into account the circumstances of the new family member.

Families are not required to, but may at any time, request an interim reexamination based on a decrease in income, an increase in allowable expenses, or other changes in family circumstances. Upon such request the Housing Department will take timely action to process the interim reexamination and recalculate the tenant's rent. Families participating in the Family Self Sufficiency Program are encouraged to report all increases in income/assets.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

The Flat Rent determinations were compiled by analyzing area rents provided through Internet services, Fair Market Rent and MLS listings. We have determined that the following flat rents will apply in our public housing developments.

DEVELOPMENT	FLAT RENT
Pine Towers	
Small Studios	400
Large Studios	420
One Bedrooms	445
Parkway Terrace	
One Bedrooms	425
Washington Manor	
One Bedrooms	425
McCarty Apartments	
Studios	400
One Bedrooms	425
Two Bedrooms	525

DEVELOPMENT	FLAT RENT
Luke Krohn	
One Bedrooms	410
Two Bedrooms	510
Three Bedrooms	615
Four Bedrooms	725
Sidney P. Osborn	
One Bedroom s	410
Two Bedrooms	510
Three Bedrooms	615
Four Bedrooms	725
Five Bedrooms	850
Marcos de Niza	
One Bedroom s	430
Two Bedrooms	530
Three Bedrooms	655
Four Bedrooms	725
Matthew Henson	
One Bedroom s	430
Two Bedrooms	515
Three Bedrooms	655
Four Bedrooms	725
Five Bedroom s	850
Foothills Village	
One Bedroom s	415
Two Bedroom s	520
Three Bedrooms	655
Four Bedrooms	725
Scattered Sites Northeast	
Three Bedrooms	735
Four Bedrooms	825
Scattered Sites Northwest	
Two Bedrooms	685
Three Bedrooms	735
Four Bedrooms	825
Five Bedrooms	950
Scattered Sites Central	
Three Bedrooms	750
Four Bedrooms	835
Scattered Sites Southwest	
Two Bedrooms	650
Three Bedrooms	710

Four Bedrooms	810
Five Bedrooms	900
Scattered Sites South	
Two Bedrooms	590
Three bedrooms	680
Four Bedrooms	775

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

The Phoenix Housing Authority has set the minimum rent at \$25. However if a family at minimum rent (when the family's annual adjusted income is less than \$1,000) requests a hardship exemption and provides documentation to the Housing Authority that one or more of the following circumstances exists, the Housing Authority may grant an exemption.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program, unless the family's reduction in welfare benefits is due to fraud by a member of the family or the family's failure to comply with welfare work requirements
2. When the family would be evicted as a result of the imposition of the minimum rent requirement
3. When the income of the family has decreased because of changed circumstances, including sustained medical costs or the loss of employment, this does not include a voluntary loss of employment
4. When a death has occurred in the family resulting in a decrease in family income

B. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. If the Housing Authority determines there is a hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. Any hardship exemptions will be reviewed at the next reexamination.

D. In the Section 8 Housing Choice Voucher Program, the granting of a hardship exemption does not include any amount by which the gross rent exceeds the applicable payment standard.

- E. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2,626	613
Section 8 Vouchers	2568	560
Section 8 Certificates	1986	400
Section 8 Mod Rehab	162	60
Special Purpose Section 8 Certificates/Vouchers (list individually)	Homeless – 185 Welfare to Work – 50 Non-Elderly Disabled – 200	40 25 5
Public Housing Drug Elimination Program (PHDEP)	226	48
Other Federal Programs (list individually)		
HOPWA - HIV/AIDS Rental Vouchers	62	24
Supportive Housing Program	60	24

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - City of Phoenix Admissions and Continued Occupancy Policy
 - City of Phoenix Personnel Safety Handbook "Hazardous Materials"
 - City of Phoenix Maintenance Handbook
 - NAHRO's Management Maintenance Handbook
 - City of Phoenix Housing Department Procedures:
 - 3-1 Disposal of Waste Oil
 - 3-2 Hazardous Materials Ordering and Hazardous Material Reference Manual Procedure
 - 3-3 Respiratory Protection Program
 - 3-4 Hazardous Material for Contractors and City Departments Conducting Work for Housing
 - 3-5 Lead-based Paint
 - 3-6 Evacuation Plan
 - 3-7 Notification Procedures for Notice of Violation for Noncompliance with Environmental Regulations
 - 5-3 Fire Damage
 - Inspection Procedures
 - Daily Duty Task Sheet
 - City of Phoenix Memo – Dust Control
 - City of Phoenix Memo – Blood borne Pathogen Recognition
 - Housing Memo – Stock Request Procedure
 - City of Phoenix Memos: Disposal of Batteries, Florescent Lamp Recycling, Portable Gas Cans
- (2) Section 8 Management: (list below)
 - Section 8 Master Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)
PHA office at 830 E. Jefferson St. Phoenix, AZ 85034

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing

developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 9 Table Library

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment 10 Table Library

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
Matthew Henson Complex (AZ 1-3, AZ 1-4, AZ 1-7A)
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
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. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Upward Bound Homeownership Program 1b. Development (project) number: AZ0P001037
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/08/1993)
5. Number of units affected: 447 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? 4/21/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection /specific criteria /other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Department of Labor Women In Apprenticeships Program	15	Other	PHA	Public Housing & Section 8
Economic Development/ Supportive Services	167	Other	PHA	Public Housing
Economic Initiatives/Step Up	28	Other	PHA	Public Housing
Resident Opportunities and Self Sufficiency	125	Other	PHA	Public Housing & Section 8
Special Opportunities for Adult Residents (SOAR)	250	Other	PHA	Public Housing
Unidos Project/Harmon Institute	100	Other	PHA	Public Housing & Section 8
Welfare to Work	50	Other	PHA	Section 8
Youth Economic Initiatives Program	82	Other	PHA	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants 12/31/2000	Actual Number of Participants 12/31/2000
Public Housing	65	29
Section 8	280	239

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

Fifty slots have been reserved for Section 8 Welfare to Work participants.
Seven slots have been reserved for EDSS/ROSS participants.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

- The Sidney P. Osborn development AZ 1-7B and the Matthew Henson developments AZ 1-3, AZ 1-4, AZ 1-7A, and AZ 1-8A1 is affected by a high incidence of violent and/or drug related crime in the areas surrounding or adjacent to the development
- The developments that have observed a lower-level of crime, vandalism and/or graffiti include:
 - Luke Krohn – AZ 1-2, AZ 1-6, AZ 1-8B
 - Sidney P. Osborn – AZ 1-7B, AZ1-8A2
 - Marcos De Niza – AZ 1-1, AZ 1-5
 - Matthew Henson – AZ 1-3, AZ 1-4, AZ 1-7A, AZ 1-8A1
 - Foothills – AZ 1-16

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Luke Krohn – AZ 1-2, AZ 1-6, AZ 1-8B
Sidney P. Osborn – AZ 1-7B, AZ1-8A2
Marcos De Niza – AZ 1-1, AZ 1-5
Matthew Henson – AZ 1-3, AZ 1-4, AZ 1-7A, AZ 1-8A1
Foothills – AZ 1-16
Maryvale Terrace
Fillmore Gardens
Pine Towers Apartments
Sunnyslope Manor
Washington Manor
McCarty Apartments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Luke Krohn – AZ 1-2, AZ 1-6, AZ 1-8B
Sidney P. Osborn – AZ 1-7B, AZ1-8A2
Marcos De Niza – AZ 1-1, AZ 1-5
Matthew Henson – AZ 1-3, AZ 1-4, AZ 1-7A, AZ 1-8A1
Foothills – AZ 1-16
Maryvale Terrace

Fillmore Gardens
Pine Towers Apartments
Sunnyslope Manor
Washington Manor
McCarty Apartments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is Attachment 8.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment 5

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. Located on pages 54-63.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. 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: City of Phoenix

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 the initiatives contained in the Consolidated Plan. (list below)

Provide home ownership opportunities to first-time buyers, particularly for low and moderate-income families with children.

Provide assisted rental housing opportunities to very-low and low-income elderly, families, homeless persons and other persons with special needs.

Promote supportive services and facilities for frail elderly, disabled persons, low-income families (renters), or other persons with special needs.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Phoenix Consolidated Plan supports the PHA Plan by including the PHA goal's in the Consolidated Plan, providing modernization funding for public housing, identifying the need for assisted housing in the Plan's strategy and including the PHA as a participant in the development of the Consolidated Plan.

B. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Resident Advisory Board Recommendations and Public Comment

The City of Phoenix selected its Resident Advisory Board (RAB) through several outreach efforts. The Housing Department utilized staff, resident meetings, caseworker referrals, flyers posted at housing sites, and resident mailings to attract board members. Interested RAB members were selected and represented all public housing and Section 8 programs.

The Resident Advisory Board's mission was to assist the Housing Department in developing a strategic plan to define goals and objectives that promote community quality of life and economic vitality in our assisted housing programs. The goals were to:

- Make recommendations on the development of the Housing Department's Annual Plan
- Provide meaningful discussion on Housing Department policy that leads to improved housing programs and procedures
- Attend meetings and comment on proposed operation, programs and services

During the development of the PHA's Annual Plan, the RAB met three times, communicated with staff by mail and telephone and presided over the public hearing that discussed the completed plan. Because of the complexity of the Annual Plan, the initial meetings with the Resident Advisory Board required background information on housing programs and instruction on federal regulations. There were no Resident Advisory Board issues that required a change to the Annual Plan.

The Resident Advisory Board commented on:

- *Members to the Resident Advisory Board* expressed a desire for additional training on the issues in the PHA Plan. The Housing Department will set up next year's Annual Plan preparation schedule to include training for the RAB on the plan elements.
- *Members of the RAB expressed interest to meet monthly.* The Housing Department will support any meetings the RAB would like to organize.
- *Spanish translations were requested at all meetings and activities.* The Housing Department provides translation services at all public meetings and other meetings upon request.
- *The RAB members were interested in the criminal background checks on prospective residents.* The Housing Department conducts criminal background checks on all prospective public housing residents including FBI checks when appropriate. The Department does not conduct FBI checks on prospective Section 8 clients.
- *There is concern that extremely low-income families have to be skipped on the waiting list to meet deconcentration goals.* The Housing Department is also concerned about the implications of the deconcentration requirements. Skipping families on the waiting list is a possible option but not a Housing Department policy. The RAB will participate with the Housing Department to identify specific deconcentration strategies. An recent analysis of the public housing sites shows that the public housing developments are within deconcentration guidelines.
- *RAB members were interested in capital improvements of the public housing sites.* The Housing Department will inform the RAB in more detail of proposed improvement objectives prior to the Annual Plan preparation.
- *Members of the RAB are concerned about crime and safety issues.* The Housing Department involves the police and surrounding neighborhood block watch groups and resident councils in meetings and prevention activities. The Department also participates in the City's Crime Free Multi-Family Housing program for all public housing sites.
- *Community Service* - the Resident Advisory Board felt that it was unfair to public housing residents to be required to participate when persons assisted by the Section 8 program were exempt.

The City of Phoenix Housing Department Public Hearing to present the 2001 Department Annual Plan was convened at 6:00pm MST, Wednesday, March 14, 2001 at the Marcos de Niza Senior Center, 305 West Pima Street, Phoenix, Arizona 85003. The Housing Department's Resident Advisory Board presided over the public meeting to collect resident and public comments on the proposed Annual Plan. There were over twenty people in attendance for the public hearing. Issues brought up at the Plan's public hearing included:

- *What are the advantages to the Homeownership Program* - The homes are sold at 95% of the appraised value. In addition, the buyer benefits from a discounted interest rate and some closing and down payment cost assistance.
- *More resident involvement* – A request was made by a RAB member for residents to get involved in their Resident Councils and in the PHA's Annual Plan. The Housing Department encourages resident involvement and committed its resources to assisting any resident or neighborhood groups.

- *Pest elimination policy* – There was a request for clarification on the pest control policy. The PHA policy provides for all conventional units to receive pest elimination services twice yearly. The program has service warranty protection to ensure pest control between biannual service.
- *Community Service exemption compliant with local TANF regulations* – A question was raised concerning TANF regulations and the Community Service requirements. All non-exempt adult public housing residents must complete the community service requirements. The community service can be accomplished in many ways and the PHA would consider other activities that could qualify for this requirement.
- *Standing Resident Advisory Board* – A request was made to form a RAB that would be active beyond PHA Plan preparation. The Housing department would encourage and support an appointed/elected RAB and will make plans to establish a selection process.
- *Management needs to be more visible on housing sites* – for activity occurring on weekends, the designated Resident Managers should assist evenings and weekends when the office is closed.

The PHA Annual Plan was also presented at the City’s Housing and Neighborhoods Subcommittee on March 21, 2001 and the City Council meeting on April 4, 2001. There were no new issues discussed that would require changes to the Annual Plan.

B. Certifications

The PHA Plan Approval and Required Certifications

PHA Certifications of Compliance with the PHA Plans and Related Regulations

Board Resolution to Accompany the PHA Plan

The Council of the City of Phoenix Ordinance of Approval

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

Certification for a Drug-Free Workplace

Certification of Payments to Influence Federal Transactions

Copies of the Certifications are in the attached file az001a01

ATTACHMENT 1

Definition of Substantial Deviation and Significant Amendment or Modification

The City of Phoenix Housing Department shall define a **Substantial Deviation** from the Five-year plan as follows:

Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Department's strategic goals of increasing the availability of decent, safe and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in the Five-year plan.

Any single or collective change in the planned or actual use of federal funds as identified in the Five-year plan that exceeds 20% of the City of Phoenix's annual program budget for Section 8 or public housing activities.

A **Significant Amendment or Modification** to the Annual and Five-year Plans is defined as:

Changes of a sufficient nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy.

Any change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 20% of the City of Phoenix's annual budget.

The addition of activities effecting more than 10% of PHDEP grants.

Changes to the Housing Department's plans effecting the demolition or disposition of public housing, designation of senior or disabled housing, the homeownership program, and a plan to convert public housing units to other than assisted housing.

ATTACHMENT 2

ADMISSIONS POLICY FOR DECONCENTRATION

During the development of the Annual Plan each year beginning in July 2002, the HD will calculate the average family incomes at all of our developments and prepare an analysis, in accordance with HUD regulations and guidelines, which identifies whether any developments are outside of the Established Income Range (EIR) set by HUD.

It is the HD's policy, pursuant to HUD regulations, to provide for deconcentration of poverty and encourage income mixing at developments. If an annual deconcentration analysis reveals that there are developments that would be subject to deconcentration strategies, we may skip families on the waiting list to reach other families with lower or higher incomes or develop other strategies working with the Resident Advisory Board. We will accomplish this in a uniform and non-discriminating manner.

The HD may also offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

Component 3, (6) Deconcentration and Income Mixing

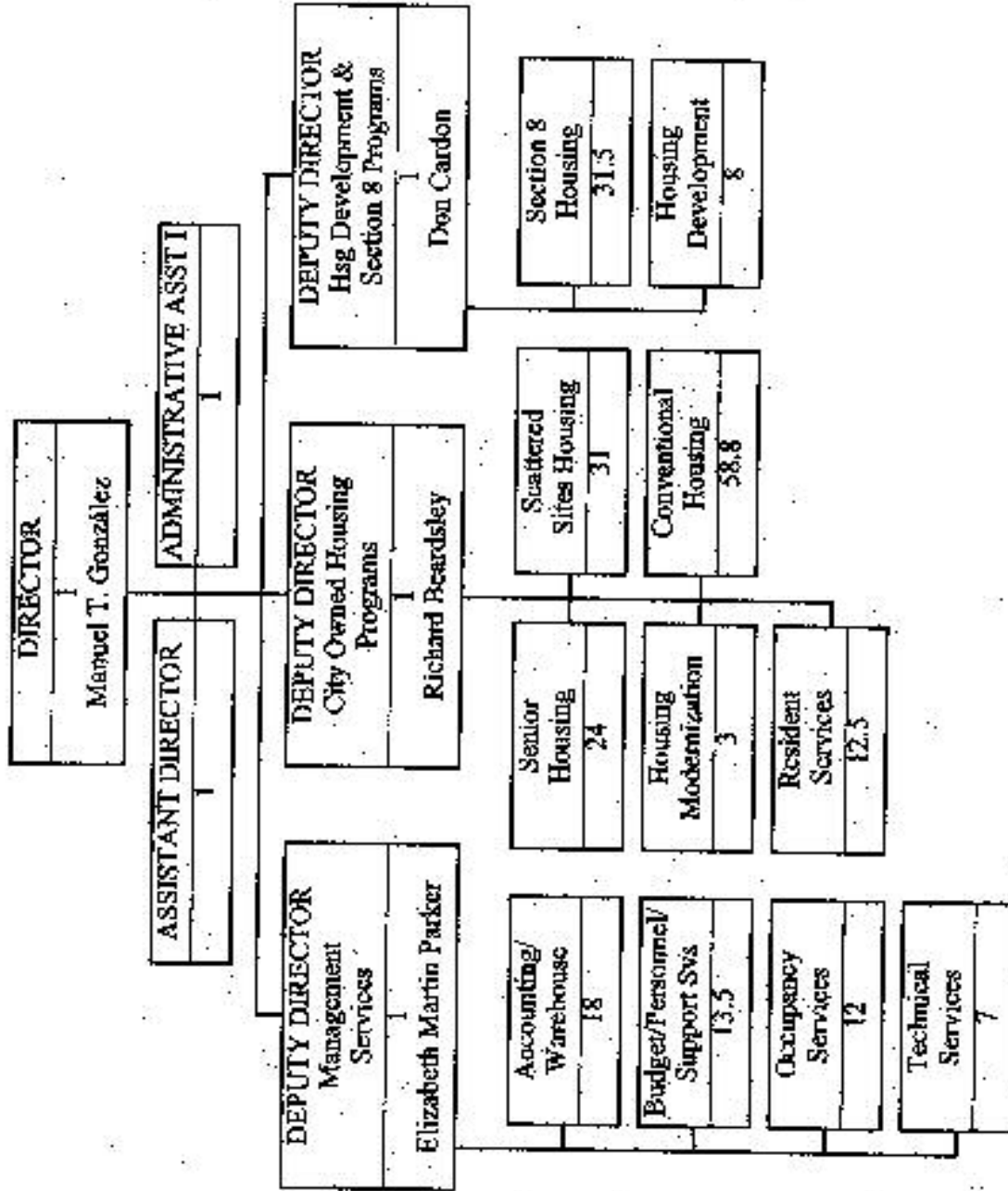
- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

ATTACHMENT 3

**CITY OF PHOENIX
HOUSING DEPARTMENT
225.3 AUTHORIZED POSITIONS**



PHA MANAGEMENT ORGANIZATIONAL CHART

ATTACHMENT 4

PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

General

In order to be eligible for continued occupancy, each adult family member must either: (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located; or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement

Exemptions

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary care giver for someone who is blind or disabled
- D. Family members engaged in work activity
- E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- F. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

Notification of the Requirement

The Housing Department shall identify all adult family members who are apparently not exempt from the community service requirement.

The Housing Department 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 an exempt status. The Housing Department shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. 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.

Volunteer Opportunities

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.

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 programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Housing Department will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the Housing Department may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

The Process

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the Housing Department will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's

progress monthly and will meet with the family member as needed to best encourage compliance.

- E. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the Housing Department whether each applicable adult family member is in compliance with the community service requirement.

Notification of Non-compliance with Community Service Requirement

The Housing Department will notify any family found to be in noncompliance of the following:

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

Opportunity for cure

The Housing Department will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees 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 resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes 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 by more than three (3) hours after three (3) months, the Housing Department shall take action to terminate the lease.

ATTACHMENT 5

PHA PET POLICY

Public Housing Pet Policy

The City of Phoenix Housing Department, the Public Housing Authority, has adopted a Pet Policy for residents of Public Housing programs. It is Housing Department policy that all tenants be allowed quiet enjoyment of the premises. No pet will be allowed or permitted to remain that constitutes a nuisance or threat to Housing Department staff or detracts from any neighbor's quiet enjoyment of his/her home. Violation of any of the rules for pets and addendum to lease will be considered a breach of the Lease and may be cause for eviction.

Exclusions - This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent safe, and sanitary manner and to refrain from disturbing their neighbors.

Approval - Residents must have prior approval of the Housing Department before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Department will approve the request. As a prerequisite to pet ownership, the tenant must be able to demonstrate the ability to care for the pet. Good payment history, satisfactory household inspections and absence of recorded lease violations during the past three years will demonstrate this ability.

Types and Number of Pets - The Housing Department will allow only one domesticated dog or cat per household. The animal may not exceed twenty-five (25) pounds in weight when fully grown. All dogs or cats must be neutered or spayed. A veterinary certificate must be provided to the Housing Department. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

Inoculations/License - Prior to approval of pet, tenant will be required to show proof that his/her pet has been properly vaccinated and that all-local licensing requirement have been met. No Pet Addendum will be executed and the pet shall not be allowed on the premises if it has not been properly vaccinated. On an annual basis, tenant must bring current license and proof of vaccination of pet to the Housing Department. Failure to do so will result in removal of the pet from the household.

Pet Deposit - A pet deposit of \$100.00 shall be required. The pet deposit is to cover potential damage by the pet and will be returned in part or full depending on the cost of damages incurred as a direct result of the pet. Damages will be assessed by the Housing Department at the time of tenant vacate or the time tenant disposes of the pet. The deposit will not bear interest. A minimum of \$25.00 of the pet deposit must be collected as the initial payment toward the full deposit. The remaining balance must be paid in a maximum of three successive monthly payments of \$25.00.

Financial Obligation of Residents - Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Housing Department reserves the right to exterminate the dwelling unit and charge the resident.

Pet Care/Pet Identification - Tenant will be solely responsible for the maintenance of the pet in a healthy environment and will insure that the pet receives proper care and humane treatment. Pets requiring licensing shall wear a collar displaying identification. Failure to comply will result in removal of the pet. Tenant shall provide the name, address and phone of someone who would keep the animal in the event of owner illness or death.

Nuisance or Threat to Health or Safety - The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. Repeated substantiated complaints by neighbors or Housing Department personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or vacate his/her housing unit.

Designation of Pet Area - Pets must be kept in the owner's apartment or on a leash at all times when outside. No outdoor cages/dog houses may be constructed. Pets will not be tethered outside of units. When outdoors, pets will be on a leash no longer than five feet in length, or carried in a closed, ventilated container used for the purposes of transporting live animals. The tenant shall insure that the pet does not wander into neighboring yards or common areas. Pets will be allowed only in designated areas on the grounds of the projects. Pet owner's must clean up after their pets and are responsible for disposing of pet waste and debris. Pet owners not cleaning up the waste will be charged \$5.00 for each violation. Continuous violations of this rule may lead to eviction.

Visiting Pets - Family members, not on the lease, and visitors' pets will not be allowed on the premises without prior written approval of the Housing Department.

Removal of Pets - The Housing Department, or an appropriate community authority, shall require the removal of any pet from a housing site if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the site or of other persons in the community.

Pet Liability - Tenants that elect to be pet owners, indemnify the Housing Department for all claims regarding any loss or personal injury caused by the tenant's pet to any other tenant, guest or Housing Department employee on the premises. The tenant agrees to report immediately any damage caused by the pet and to pay charges for repair to the premises, buildings, facilities and common areas caused by the pet.

ATTACHMENT 6

RESIDENT MEMBERSHIP OF THE GOVERNING BOARD

The City of Phoenix meets the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937. The Council of the City of Phoenix governs the PHA. The City Council's approval of the Annual Plan (Ordinance # S-27985) is included on page 58.

ATTACHMENT 7

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

BOARD MEMBER

Ms. Ana Munoz
Ms. Matilda Lytle
Ms. Claudia Estep
Mr. Leo G. Lopez
Ms. Betty Moore
Mr. Jim Twigg
Ms. Ramona Hernandez
Ms. Nadine Wells

PHA PROGRAM

Scattered Sites
Section 8
Conventional Public Housing
Conventional Public Housing
Senior Housing
Senior Housing
Conventional Public Housing
Conventional Public Housing

ATTACHMENT 8

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant: \$647,643

B. Eligibility type (Indicate with an "x") N1 N2 R x

C. FFY in which funding is requested: 2001

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

Since 1991 the City of Phoenix Housing Department has committed to a comprehensive Drug Elimination Program for residents of public housing and the surrounding areas. The City's plan addresses four major activities: educational enrichment, community development, life skills training and neighborhood policing. All program components support the major activities and are designed to help participants become self-sufficient. Over twenty partners have collaborated with the City of Phoenix Housing Department's Drug Elimination Program in its efforts to improve the lives of residents of public housing and the communities in which they live.

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.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Matthew Henson	448	1209
Marcos De Niza	374	838
Luke Krohn	570	1341
Sidney P. Osborn	184	707
Foothills	200	674

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).

6 Months 12 Months 18 Months 24 Months x Other

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. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	X \$636,250	AZ20DEP0010195	0	GE	2/98
FY 1996	X \$645,750	AZ20DEP0010196	0	GE	5/14/99
FY 1997	X \$683,800	AZ20DEP0010197	0	GE	6/15/00
FY 1998	X \$682,240	AZ20DEP0010198	\$195,981	GE	12/2000
FY 1999	X \$577,344	AZ20DEP0010199	\$369,838	N/A	12/2001
FY 2000	X \$612,043	AZ20DEP0010100	\$604,416	N/A	10/2002

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.

The strategy is to continue the successful programs that have been started during the past 9 years. Additional partners will be sought to assist us in our new program and to enhance the programs already in existence. The successes of the programs are evaluated by 1. The number of participants in the programs, 2. The continuation and enhancement of partnerships initiated for the programs, 3. The reduction of number of housing incidences of gang, drug and domestic violence in public housing.

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

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$49,920
9120 - Security Personnel	0
9130 - Employment of Investigators	\$111,552
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	0
9160 - Drug Prevention	\$288,739
9170 - Drug Intervention	\$148,206
9180 - Drug Treatment	0
9190 - Other Program Costs	\$49,226
TOTAL PHDEP FUNDING	\$647,643

C. PHDEP Plan Goals and Activities

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.

9110 – Reimbursement of Law Enforcement						Total PHDEP Funding: \$49,920	
Goal(s)	To reduce drug and other related crime in and near public housing.						
Objectives	Reduce crime in the grids in which public housing is located by 1% - 5% annually.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Police patrols at Foothills Village			10/01	9/03	\$49,920	\$960 Police Dept.	Percentage reduction in crime

9120 - Security Personnel						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9130 – Employment of Investigators						Total PHDEP Funding: \$111,552	
Goal(s)	To reduce drug and other related crime in and near public housing.						
Objectives	Reduce crime in the grids in which public housing is located by 1% - 5% annually.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Investigators			10/01	9/03	\$111,552	\$111,552 PHA	Percentage reduction in crime

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

9150 - Physical Improvements						Total PHDEP Funding: \$0	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9160 - Drug Prevention						Total PHDEP Funding: \$288,739	
Goal(s) To reduce drug and other related crime in and near public housing.							
Objectives To provide increased educational opportunities and vocational skills. To promote community involvement through resident participation. To increase opportunities to develop resident supports and networks.							
Proposed Activities	# of People Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Unidos Project	120	Residents of public housing and the adjacent community	10/01	9/03	\$86,904	\$64,104 City Human Services Dept. \$4,000 Extension Service	Number of people receiving GED. Number of people in ESL program.
2. On site computer literacy program	89	Public housing residents and surrounding area	10/01	9/03	\$76,650	\$2,600 City Parks and Rec. Dept.	Number of youth and adults using the labs for educational enrichment.
3. New Resident Orientation	177	Public housing residents	12/00	12/02	\$1,000	\$500 PHA	Evaluation of the program by residents. Reduction of vacates within six months of move-in.
4. Community Educational Opportunities	1500	Residents of public housing and surrounding community	10/01	9/03	\$2,000	\$8,000 City Parks and Rec. Dept.	Number of people who attend the community events. Number of informational resources at the events.
5. Family Camps	130	Residents of public housing and surrounding community	10/01	9/03	\$5,000	\$3,000 Phoenix Elem. School District	Increase in number of participants in school events for adults.
6. Program Coordination	2,000	Residents of public housing and community	10/01	9/03	\$117,185		Programs and reports started and completed in timely manner.

9170 - Drug Intervention					Total PHDEP Funding: \$148,206		
Goal(s)	To reduce drug and other related crime in and near public housing through family prevention and intervention activities.						
Objectives	To increase the availability of family support services.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Case Management	268	Residents of public housing	10/01	9/03	\$148,206	\$2,000 City Human Services Dept.	Number of referrals to drug treatment. Number of office and home visits per month.

9180 - Drug Treatment					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

9190 - Other Program Costs					Total PHDEP Funds: \$49,226		
Goal(s)	To reduce drug and other related crime in and near public housing						
Objectives	To facilitate the implementation and coordination of the grant activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Housing Supervisor			10/01	9/03	\$20,610	\$103,050 PHA	Reports submitted to HUD in a timely manner with correct information.
2. Office Supplies			10/01	9/03	\$1,000	\$1,000 PHA	
3. Secretary			10/01	9/03	\$27,616	\$13,808 PHA	Reports filed and maintained.

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
9110			Activity 1	\$49,920
9120				
9130	Activity 1	\$54,410		
9140				
9150				
9160	Activities 1-6	\$144,369		
9170	Activities 1	\$71,253		
9180				
9190	Activities 1-3	\$23,686		
TOTAL		\$293,718		\$49,920

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

ATTACHMENT 9
FY 2001 Capital Fund Program Annual Statement
Table Library
Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AZ20P00150101 FFY of Grant Approval: 10/2000

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$333,000
3	1408 Management Improvements	\$264,000
4	1410 Administration	
5	1411 Audit	\$4,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$592,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$1,111,130
10	1460 Dwelling Structures	\$1,799,000
11	1465.1 Dwelling Equipment-Nonexpendable	\$92,000
12	1470 Nondwelling Structures	\$6,000
13	1475 Nondwelling Equipment	\$56,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$78,000
18	1498 Mod Used for Development	
19	1502 Contingency	\$287,000
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,662,130
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	\$100,000
23	Amount of line 20 Related to Security	\$75,000
24	Amount of line 20 Related to Energy Conservation Measures	\$68,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AZ20P001001 Marcos de Niza	Additional parking	1460	\$364,000
	Speed humps	1450	\$10,000
	Termite damage repair	1460	\$161,000
	"Water Park" play area for kid	1450	\$100,000
	Ventilator fans for attic	1460	\$5,000
SUBTOTAL			\$640,000
AZ20P001002 Frank Luke Homes	Replace electrical poles	1450	\$12,000
	"Water Park" play area for kids	1450	\$100,000
	Replace gate valves	1450	\$60,000
	Add sprinkler system	1450	\$153,130
	Hydrovac sewers	1450	\$9,000
	Install termite baiting system	1450	\$13,000
	Upduct replacement	1460	\$9,000
	Paint interiors of units not painted in last five years.	1460	\$58,000
	Meter box doors	1460	\$7,000
	Add shut off valves to units	1460	\$32,000
SUBTOTAL			\$453,130
AZ20P001005 Marcos de Niza Addition	Speed humps	1450	\$9,000
	Paint interiors of apartments not painted in last five years.	1460	\$80,000
	Termite damage repair	1460	\$161,000
SUBTOTAL			\$250,000
AZ20P001006 Frank Luke Addition	Replace electrical poles	1450	\$10,000
	Hydrovac sewers	1450	\$6,000
	Replace shut off valves to apartments	1460	\$18,000
SUBTOTAL			\$34,000
AZ20P001007 Sidney P. Osborn	Electrical poles (7B)	1450	\$10,000
	Electrical transformer (7B)	1450	\$3,000

	Install perimeter fence by basketball court (7B)	1450	\$16,000
	Hydrovac sewers (7B)	1450	\$11,000
	Upgrade electrical wiring to three wire system and verify metering (7B)	1450	\$325,000
	Ozanam water heater	1460	\$5,000
	SUBTOTAL		\$370,000
AZ20P0018A	Electrical pole replacement (8A2)	1450	\$12,000
A. L. Krohn Homes	Cement curbs for parking, cement island and cement bumper blocks (8A2)	1450	\$60,000
	Hydrovac sewers (8A2)	1450	\$1,000
	Water heaters (8A2)	1460	\$19,000
	Paint interiors of apartments not painted in last five years (8A2)	1460	\$10,000
	SUBTOTAL		\$102,000
AZ20P001008B	Replace fence along Edison Park	1450	\$60,000
A. L. Krohn Homes	De-thatch grass	1450	\$8,000
	Hydrovac sewers	1450	\$4,000
	SUBTOTAL		\$72,000
AZ20P001009	Landscaping	1450	\$25,000
Maryvale Parkway Terrace	Modify boiler room doors	1460	\$10,000
	Modify deck railings	1460	\$45,000
	Painting (exterior trim)	1460	\$15,000
	Interior pantry and closet doors	1460	\$36,000
	Replace mail boxes	1460	\$5,000
	Backup chiller	1465.1	\$79,000
	SUBTOTAL		\$215,000
AZ20P001010	Carpet common areas	1460	\$27,000
Washington Manor	Roof coating	1460	\$45,000
	Lighting improvements (Interior)	1460	\$22,000
	Apartment door replacement	1460	\$37,000
	SUBTOTAL		\$131,000
AZ16P001023	Paint hallways and apartments not painted in last 5 years	1460	\$50,000
Pine Towers	Apartment doors	1460	\$75,000
	SUBTOTAL		\$125,000
AZ16P001029	Roof coating	1460	\$5,000
McCarty Apts.	Range replacement	1465.1	\$9,000

	Remodel laundry room	1470	\$6,000
	SUBTOTAL		\$20,000
AZ20P001018	Exterior painting	1460	\$25,000
Scattered Sites			
	SUBTOTAL		\$25,000
AZ20P001037	Site Improvements	1450	\$28,000
Scattered Sites	Dwelling Structures	1460	\$368,000
	Dwelling Equipment	1465.1	\$4,000
	SUBTOTAL		\$400,000
AZ20P001042	Exterior Painting	1460	\$11,000
Scattered Sites			
	SUBTOTAL		\$11,000
AZ20P001043	Exterior Painting	1460	\$6,000
Scattered Sites			
	SUBTOTAL		\$6,000
AZ20P001045	Exterior painting	1460	\$23,000
Scattered Sites			
	SUBTOTAL		\$23,000
AZ20P001099	Operations	1406	\$333,000
Projectwide	Work order system printing upgrade	1408	\$11,000
	Economic Initiatives	1408	\$250,000
	Software for new Capital Fund Grant tracking	1408	\$3,000
	Audit Fees	1411	\$4,000
	Architecture and engineering fees	1430.1	\$534,000
	Inspection costs	1430.7	\$58,000
	Landscape Housing offices at 830 E. Jefferson (Cost to be split with Section 8)	1450	\$31,000
	ADA compliant apartments for hearing and visually impaired.	1460	\$100,000

	Van for paint crew	1475.7	\$27,000
	Brush truck for use by warehouse staff	1475.7	\$29,000
	Relocation costs	1495.1	\$78,000
	Contingency	1502	\$287,000
SUBTOTAL			\$1,745,000

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
AZ16P001023 Pine Towers	03/2003	09/2004
AZ16P001-29 McCarty Apts.	03/2003	09/2004
AZ20P001001 Marcos de Niza	03/2003	09/2004
AZ20P001002 Frank Luke Homes	03/2003	09/2004
AZ20P001005 Marcos de Niza Addition	03/2003	09/2004
AZ20P001006 Frank Luke Add.	03/2003	09/2004
AZ20P001007 Sidney P. Osborn	03/2003	09/2004
AZ20P001008A A. L. Krohn Homes	03/2003	09/2004
AZ20P001008B A. L. Krohn Homes	03/2003	09/2004
AZ20P001009 Maryvale Parkway Terrace	03/2003	09/2004
AZ20P001010 Washington Manor	03/2003	09/2004
AZ20P001018	03/2003	09/2004

Scattered Sites		
AZ20P001037 Scattered Sites	03/2003	09/2004
AZ20P001042 Scattered Sites	03/2003	09/2004
AZ20P001043 Scattered Sites	03/2003	09/2004
AZ20P001045 Scattered Sites	03/2003	09/2004

ATTACHMENT 10

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001001	Marcos de Niza	7	2.8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install air conditioning, Remove coolers			\$ 894,271	2002
Expand back porches			\$ 100,000	2003
Exterior facade renovation			\$ 588,336	2003
Seal and stripe			\$ 23,000	2003
Bug screens			\$ 16,700	2004
Hydrovac Sewers			\$ 9,064	2004
Kitchen cabinets			\$ 461,440	2004
Kitchen sinks			\$ 28,840	2004
Shelving in apartments			\$ 16,700	2004
Interior painting			\$ 55,724	2005
Security grilles			\$ 91,731	2005
Total estimated cost over next 5 years			\$2,285,806	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001002	Frank Luke Homes		0.4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Area lighting upgrade			\$ 20,600	2002
Bathroom vanities			\$ 59,225	2002
Interior electrical			\$ 23,640	2002
Exterior facade renovation			\$ 604,095	2003
Rangehood replacement			\$ 16,000	2003
Replace broken and damaged sidewalks			\$ 3,906	2003
Kitchen cabinets			\$ 329,600	2003
Electrical upgrades			\$ 236,900	2004
Interior doors			\$ 39,600	2004
Total estimated cost over next 5 years			\$1,333,666	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001003	Matthew Henson Homes	6	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Electrical pole replacement			\$ 10,000	2002
Electrical system upgrades			\$ 55,724	2002
Air conditioning			\$ 550,935	2002
Replace existing gravel/stabilize gravel			\$ 80,000	2002
Seal red brick & replace fillet			\$ 50,000	2002
Ventilator fans & insulation for attics			\$ 31,501	2002
Exterior façade renovation			\$ 393,975	2003
Grilles and window guards			\$ 10,716	2003
Paint exterior trim			\$ 39,000	2003
Remodel Coleman recreation center			\$ 127,000	2003
Roof replacement			\$ 90,000	2003
Seal and stripe alleys & parking			\$ 16,000	2003
Termite damage repair			\$ 20,000	2003
Hydrovac sewers			\$ 11,227	2004
Rebuild apartments (HOPE VI match)			\$ 200,000	2004
Refrigerators			\$ 67,980	2004
Faucets			\$ 30,091	2005
Furnaces			\$ 222,896	2005
Kitchen cabinets			\$ 334,344	2005
Range replacement			\$ 65,754	2005
Rebuild apartments (HOPE VI match)			\$ 750,000	2005
Seal and stripe parking			\$ 10,030	2005
Total estimated cost over next 5 years			\$3,167,173	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001004	Matthew Henson Addition`	4	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Electrical Systems Upgrade			\$ 66,689	2002
Install air conditioning			\$ 769,249	2002
Paint interiors of apartments			\$ 95,846	2002
Rebuild dwelling units (HOPE VI match)			\$ 750,000	2002
Replace existing gravel/stabilize loose gravel			\$ 80,000	2002
Exterior façade renovation			\$ 509,541	2003
Grounds Improvements			\$ 78,000	2003
Paint grilles and guards			\$ 13,000	2003
Playgrounds and basketball courts			\$ 65,000	2003
Rebuild dwelling units (HOPE VI match)			\$ 600,000	2003
Roof replacement			\$ 90,000	2003
Seal and stripe parking and alleys			\$ 11,252	2003
Bug screens			\$ 10,000	2004
Hydrovac sewers			\$ 11,227	2004

Landscape improvements	\$ 60,000	2004
Faucets	\$ 22,290	2005
Total estimated cost over next 5 years	\$3,232,094	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ20P001005	Marcos de Niza Addition	1	0.7%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install air conditioning		\$ 598,842	2002
Seal & stripe parking & alleys		\$ 10,191	2002
Expand back porches to patios		\$ 100,000	2003
Exterior façade renovation		\$ 393,975	2003
Hydrovac sewers		\$ 11,227	2004
Kitchen cabinets		\$ 319,300	2004
Kitchen sinks		\$ 30,900	2004
Additional shelving		\$ 73,660	2004
Bug screens		\$ 11,145	2005
Electrical upgrades		\$ 39,007	2005
Total estimated cost over next 5 years		\$1,588,247	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AZ20P001006	Frank Luke Addition	3	2.2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior Doors		\$ 21,432	2002
Interior electrical		\$ 26,280	2002
Paint interiors		\$ 35,000	2002
Seal & stripe alleys & parking		\$ 16,717	2002
Exterior façade renovation		\$362,457	2003
Replace broken and damaged sidewalks		\$ 1,638	2003
Hydrovac sewers		\$ 8,982	2004
Replace refrigerators		\$ 57,685	2004
Electrical upgrades		\$142,140	2005
Grounds Improvements		\$ 70,000	2005
Seal & stripe parking		\$ 16,717	2005
Total estimated cost over next 5 years		\$759,048	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001007	Sidney P. Osborn	2	1.1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Area Lighting (7A)			\$ 9,001	2002
Enclose stairwells & extend stairs (7A)			\$ 11,000	2002
Install air conditioning (7A)			\$ 111,784	2002
Bathroom remodeling (7B)			\$ 168,779	2002
Install air conditioning/Electrical upgrades (7B)			\$ 582,873	2002
Replace gravel, stabilize loose gravel (7B)			\$ 80,000	2002
Shower surrounds (7B)			\$ 123,235	2002
Rebuild apartments (7A) (HOPE VI match)			\$ 150,000	2003
Roof coating (7A)			\$ 9,000	2003
Replace broken and damaged sidewalks (7B)			\$ 5,250	2003
Seal & stripe alleys & parking lots			\$ 29,417	2003
Exterior painting (7A)			\$ 7,864	2004
Hydrovac sewers (7A)			\$ 4,532	2004
Rebuild apartments (7A) (HOPE VI match)			\$ 50,000	2004
Seal and stripe parking (7A)			\$ 7,210	2004
Deterrent screens (7B)			\$ 139,565	2004
Roof replacement (7B)			\$ 425,000	2004
Furnaces (7B)			\$ 111,448	2005
Interior painting (7B)			\$ 50,152	2005
Kitchen cabinets (7B)			\$ 300,000	2005
Range hoods (7B)			\$ 40,000	2005
Ranges (7B)			\$ 52,050	2005
Roof coating (7B)			\$ 40,000	2005
Refrigerators (7B)			\$ 62,250	2005
Total estimated cost over next 5 years			\$2,570,410	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001008A	A. L. Krohn	1	1.3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Enclose stairwells and extend stairs (8A1)			\$ 29,000	2002
Install air conditioning (8A1)			\$303,413	2002
Landscaping (8A1)			\$ 30,000	2002
Paint interiors (8A1)			\$ 20,000	2002
Security grills (8A1)			\$ 8,000	2002
Replace Banisters (8A2)			\$ 5,000	2002
Play ground equipment (8A2)			\$ 20,000	2002
Roof coating (8A1)			\$ 21,432	2002
Bug screens (8A2)			\$ 5,626	2003
Replace broken and damaged sidewalks			\$ 6,030	2003
Seal & stripe alleys & parking lots (8A2)			\$ 7,876	2003
Sewer clean out upgrades (8A2)			\$ 3,992	2003
Exterior painting (8A1)			\$ 21,344	2004
Hydrovac sewers (8A1)			\$ 9,064	2004
Interior doors (8A1)			\$ 43,465	2005
Roof coating (8A1)			\$ 22,290	2005
Window screens & security screens (8A1)			\$ 39,006	2005
Bathroom remodeling (8A2)			\$ 59,067	2005
Kitchen cabinets & countertops (8A2)			\$150,000	2005
Range hoods (8A2)			\$ 8,000	2005
Ranges (8A2)			\$ 13,186	2005
Total estimated cost over next 5 years			\$825,791	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001008B	A. L. Krohn Homes	7	3.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sprinkler system			\$125,000	2002
Seal & stripe alleys & parking lots			\$ 10,506	2002
Security Lights			\$100,000	2002
Sewer clean out repairs			\$ 25,000	2002
Replace broken and damaged sidewalks			\$ 5,652	2003
Roof coating			\$ 16,480	2004
Electrical upgrades			\$300,000	2005
Interior painting			\$ 51,000	2005
Total estimated cost over next 5 years			\$633,638	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001009	Maryvale Parkway Terrace	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior painting			\$ 17,145	2002
Repave parking lots			\$ 63,036	2002
Vertical blinds			\$ 30,000	2002
Window shade screens			\$ 20,000	2002
Elevator mechanical repairs			\$ 51,500	2003
Replace main chiller			\$100,000	2004
Mechanical upgrades			\$ 25,750	2004
Bathroom remodeling			\$234,040	2005
Carpet apartments			\$ 82,400	2005
Carpet hallways			\$ 30,900	2005
Patio lighting			\$ 8,916	2005
Range replacement			\$ 40,121	2005
Range hood replacement			\$ 6,687	2005
Air handlers			\$139,310	2005
Total estimated cost over next 5 years			\$849,805	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001010	Washington Manor	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior lighting			\$ 50,000	2002
Remodel bathrooms			\$250,000	2002
Window shade screens			\$ 20,000	2002
Carpet apartments			\$ 69,655	2003
Paint interiors			\$107,161	2003
Replace mail boxes			\$ 5,150	2003
Seal & stripe parking lot			\$ 4,501	2003
Interior painting of common areas			\$ 10,300	2004
Mechanical upgrades			\$ 25,750	2004
Exterior painting			\$ 8,916	2005
Vertical blinds			\$ 27,862	2005
Total estimated cost over next 5 years			\$579,295	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001016	Foothills Village	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Community Center Renovation			\$ 57,000	2002
Remodel PAL Center			\$100,000	2002
Replace linen closets			\$ 63,036	2002
Roof coating			\$ 50,000	2002
Main electrical panels			\$ 73,000	2002
Seal & stripe alleys & parking			\$ 21,389	2003
Sewer cleanout upgrades			\$ 21,012	2003
Area lighting improvements			\$ 50,000	2004
Exterior painting			\$ 56,169	2004
Hydrovac sewers			\$ 13,390	2004
Re-stucco buildings			\$206,000	2004
Upgrade electrical			\$ 30,900	2004
Boiler system service			\$ 55,724	2005
Total estimated cost over next 5 years			\$797,620	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001018	Scattered Sites	3	6.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$21,000	2002
Total estimated cost over next 5 years			\$21,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001022	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$9,000	2002
Total estimated cost over next 5 years			\$9,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001023	Pine Towers	1	0.6%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			\$ 30,000	2002
Roof			\$ 206,000	2002
Elevator rebuild			\$ 150,000	2003
Roof coating			\$ 34,881	2003
Mechanical upgrades			\$ 20,600	2004
Replace chiller			\$ 154,500	2004
Bathroom remodeling			\$ 501,516	2005
Interior painting			\$ 27,862	2005
Seal and stripe parking			\$ 11,145	2005
Total estimated cost over next 5 years			\$1,136,504	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001024	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$9,000	2002
Total estimated cost over next 5 years			\$9,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001026	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$10,000	2002
Total estimated cost over next 5 years			\$10,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001029	McCarty Apartments	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Fire system			\$ 51,500	2002
Grounds improvements			\$ 20,000	2002
Seal and stripe parking			\$ 3,375	2002
Window shade screens			\$ 4,320	2002
Hot water boilers			\$ 7,210	2003
Remodel showers			\$ 21,175	2003
Replace mail boxes			\$ 5,150	2003
Paint interiors			\$ 30,900	2004
Total estimated cost over next 5 years			\$143,630	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001033	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$6,000	2002
Total estimated cost over next 5 years			\$6,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001034	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$3,000	2002
Exterior painting			\$5,000	2003
Total estimated cost over next 5 years			\$8,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001035	Scattered Sites	1	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$49,000	2003
Total estimated cost over next 5 years			\$49,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001037	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site improvements			\$ 28,000	2002
Dwelling Structures			\$368,000	2002
Dwelling equipment			\$ 4,000	2002
Total estimated cost over next 5 years			\$400,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001038	Scattered Sites	2	8.3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site improvements			\$ 42,000	2003
Dwelling Structures			\$552,000	2003
Dwelling Equipment			\$ 6,000	2003
Site improvements			\$ 6,000	2004
Dwelling Structures			\$ 82,000	2004
Dwelling Equipment			\$ 2,000	2004
Total estimated cost over next 5 years			\$690,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001039	Scattered Sites	1	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvements			\$ 35,000	2004
Dwelling Structures			\$469,000	2004
Dwelling equipment			\$ 6,000	2004
Site improvements			\$ 42,000	2005
Dwelling Structures			\$552,000	2005
Dwelling Equipment			\$ 6,000	2005
Total estimated cost over next 5 years			1,110,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001045	Scattered Sites	1	3.3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$7,000	2002
Total estimated cost over next 5 years			\$7,000	

ATTACHMENT 11
PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

STRATEGIC GOAL: Increase The Availability Of Decent, Safe, And Affordable Housing

PHA Goal: To expand the supply of assisted housing

During 2000-01 the City has applied for 479 additional Section 8 Rental Vouchers. These vouchers will help to meet the strong demand for assisted housing in our community.

The City's public housing program had a 1.67% vacancy rate in 1999-00 and the City has worked hard to accomplish a 1.49% vacancy rate in 2000-01. The City is revitalizing and modernizing its public housing units to make them more attractive to program participants. In some cases the City is considering the reconstruction of obsolete public housing sites. These sites were constructed in the 40's and rehabilitation would not solve the overall design problems. Funding availability will be a critical issue as the Housing Department attempts to modernize the old units, provide mixed income housing and actively participate in the redevelopment of our Enterprise Community.

During Fiscal Year 2000-01, the Housing Department leveraged public funds to create 37 additional apartment units of affordable housing to seniors. The property was acquired and rehabilitated using city General Obligation Bond Funds and has become part of the City's Affordable Housing Program. The units are owned by the city and the Housing Department contracts the management and operations of the facility. The rents are set at least \$100 below market rate housing.

In February 2001, the Housing Department is prepared to break ground on a 36-unit senior housing apartment complex. The project is also using General Bond Funds for the construction of the apartment complex that is scheduled for completion by 2002. The facility will be part of the City's Affordable Housing Program that provides below market rate rental units.

As part of a current City Bond proposal, the Housing Department intends to develop at least an additional apartment complex for the Affordable Housing Program before 2005.

PHA Goal: To improve the quality of assisted housing

- The City of Phoenix Housing Department has been a high performer for the last nine years and in 1999 achieved a Public Housing Management Assessment Program (PHMAP) score of 100%. The City's 2000 Public Housing Assessment System (PHAS) score of 85.8% earned a standard performer designation. The City is reviewing the scoring process and developing a plan to earn a high performer designation this year. The City will strive to maintain a 98% public housing occupancy rate and a 95% utilization rate for Section 8 through 2005.

- Some of the ways the City increased customer satisfaction was by responding to inspection requests quicker. The inspection average rate went from 4.25 days to 4 days.
- Staff was added to the lease-up team to assist with housing choice and search issues.
- Decreasing the average re-certification appointment time from 50 minutes to 40 minutes.
- The Housing Department continues to improve the curb appeal of its public housing developments by upgrading the landscaping to enhance the appearance of the facilities and improve resident use of the property. This fiscal year, the Housing Department utilized over \$132,000 to improve landscaping at its sites. The improvements included sidewalk repair, fencing, lawn refurbishing, and tree planting and trimming.
- The exteriors of 316 public housing units have been painted and the interiors are being modernized as units are vacated. Modernization has impacted over 2200 units. Modernization activities included roof repair, new ductwork, doorbell installation, elevator improvements and landscaping. New HVAC systems are scheduled to be installed in 46 units this year. Evaporative coolers are scheduled for 716 other units.
- During 1999 the Housing Department had an overall 37% crime rate in its public housing developments. In 2000 the overall crime rate in the public housing developments has been 33%. The Housing Department has worked closely with the City Police Department to reduce crime by 4% in and around the public housing sites.
- During 2000 the Housing Department was unable to encourage any police officers to live in its developments.
- In an effort to improve the Matthew Henson public housing development, the Housing Department is developing a HOPE VI application to obtain the resources needed to update the public housing at this site and encourage mixed income rental units.
- The Housing Department has maintained an average response time of 24 hours when responding to emergency work orders and an average response time of less than three working days to respond to routine work orders.
- The Housing Department is in the process of developing a comprehensive design plan for the exterior and landscaping of its public housing sites. The plan will update the exterior appearance of the buildings and provide improvements to enhance the landscaping and functionality of the physical grounds. The plan is in development with the city's architects, engineers and other city departments.

PHA Goal: Increase assisted housing choice

- The Section 8 Program has implemented an outreach program that attracted 65 new landlords that made available 73 rental units to the Section 8 Voucher Program in 2000.
- Homeownership opportunities continue to be expanded by the city's Family Self Sufficiency Program and the Scattered Sites Homeownership Program. There have been 17 families that have moved to home ownership from the assisted housing programs this fiscal year.
- In an effort to explain the importance of public housing to the community, the Housing Department has made 9 presentations to various community groups. The Housing Department utilizes web sites to provide information about our facilities, activities and programs. Phoenix also hosted the National NAHRO conference this year.

- The local media has published 7 stories about assisted or affordable housing or its residents in Phoenix during this fiscal year. One article highlighted our senior housing residents and their participation in the Diamondbacks Fan Club. The residents process the fan mail for the team and get to attend some of the baseball games.

STRATEGIC GOAL: Promote self-sufficiency and asset development of families and individuals

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

- Resident Programming
The Housing Department is fully committed to programs that promote economic opportunity and social integration for residents of public and assisted housing. The Housing Department started its resident development programs in 1989 and now has over 700 residents participating in one or more of the following activities.
- Public Housing Drug Elimination Program (PHDEP)
PHDEP includes several components with the goal of reducing drug usage in public housing by addressing the educational and economic development of residents.

The components that address these needs are:

- The Unidos Project, an adult education program, is a collaborative effort between the Housing Department, the city's Human Services Department, Maricopa County Community Colleges and Phoenix Union High School District. Classes available include GED preparation, ESOL, Food Handler's Certification, childcare, computer skills and career development training. Over 200 adults have taken at least one class since Unidos began in 1995.
- The Harmon Institute, a partnership between Housing Department, the city's Parks, Recreation and Library Department and several non-profit agencies, focuses on GED, ESL and computer training. Since the beginning of the program in January 1999, fifty-five (55) residents of public housing have participated.
- The Phoenix Elementary School District and the Housing Department have a one-year training program for residents interested in becoming instructional aides in the classroom.
- Each of the five family oriented conventional housing sites has a computer lab used by children and adults. South Mountain Community College offers self paced college level classes at these labs. Sixty-one (61) adults and 250+ youth used the computer labs in the last six months.
- On-site caseworkers promote self-sufficiency through their individual work with the families. The case management team makes referrals to agencies, notifies residents of potential employment opportunities and assists in financial budgeting and problem solving.

- **Economic Development/Supportive Services Program**

The Economic Development Supportive Services Program (EDSS) offers an array of services designed to provide maximum potential for personal and economic success. The components include intensive case management with supportive services, training and education and on-site Internet access to OneStop Career Centers. One hundred sixty-seven (167) adults and sixty-nine (69) youths have participated in EDSS since its inception in 1997.

- **Economic Initiatives Program**

The Economic Initiatives Program (EIP) is a job training program designed to assist residents of public housing with personal and technical job skills. Participants may pursue careers in maintenance, computers, health care or other areas of interest. Since 1994 over 100 residents have found employment through the program.

The Department of Labor recently increased its grant to the Housing Department to offer a more intensive Economic Initiatives class to fifteen (15) women interested in non-traditional careers. One of the career avenues explored in the high-tech industry led to a registered apprenticeship being formed for the participants at Microage/QIS.

- **Family Self Sufficiency (FSS)/Resident Opportunities and Self Sufficiency (ROSS)**

The Housing Department, in partnership with the city's Human Services Department, has administered a Family Self-Sufficiency (FSS) Program since 1992. Dedicated case management staff link Housing Department families to social services that promote economic growth and financial independence. The program has enrolled 268 conventional housing and Section 8 Program residents. The FSS Program has 177 participants employed (77%), with 135 participant families (51%) building escrow accounts.

Since October 21, 1998, forty-eight (48) families have completed their goals and graduated from the program. Of the graduates, seventeen (17) have become homeowners.

This year the Housing Department applied for and received a \$250,000 1999 fiscal year ROSS grant to fund supportive services and an additional case manager for the FSS program. The funding will expand families' options for overcoming barriers.

- **Resident Opportunities and Self Sufficiency (ROSS) Service Coordinators**

Each Senior Housing facility has a service coordinator stationed on site to assist elderly and disabled residents in maintaining independent living.

The coordinators provide or coordinate with local resources to assist residents with: business and/or medical correspondence, telephone service, meals, emergency food boxes, counseling, transportation, nutrition, employment, volunteer opportunities, financial assistance, medical assistance, housekeeping, in-home health services, legal assistance, etc.

The service coordinators provided ongoing assistance to 29.9% of the elderly and disabled residents. Annually, the coordinators provided 3147 hours of counseling and referral assistance.

- **Special Opportunities for Adult Residents (SOAR)**

To increase independent living opportunities for seniors and persons with disabilities, the Housing Department was recently awarded a Resident Opportunities and Self Sufficiency (ROSS) grant. The program was named Special Opportunities for Adult Residents or SOAR.

SOAR will begin a collaborative endeavor between the Housing Department and the city's Human Services Department that will maximize independence and minimize isolation for 250 seniors and persons with disabilities who live in conventional public housing.

Transportation, educational classes, Internet access, noon meals and other supportive services will be available to participants.

ATTACHMENT 12
ANNUAL PERFORMANCE AND EVALUATION REPORT

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: City of Phoenix Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20R00150100			Federal FY of Grant: 2000
<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: 12/31/2000 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$565,000	\$475,314	\$213,476	\$21,492
2	1406 Operations	\$324,000	\$324,000	\$324,000	\$324,000
3	1408 Management Improvements Soft Costs	\$218,000	\$218,000		
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit	\$4,000	\$4,000		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$406,000	\$406,000	\$175,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$691,000	\$805,000	\$39,975	\$1,975
10	1460 Dwelling Structures	\$1,974,497	\$2,137,497	\$588,497	0
11	1465.1 Dwelling Equipment—Nonexpendable	\$229,000	\$229,000	\$174,000	0
12	1470 Nondwelling Structures	\$308,000	\$24,000		
13	1475 Nondwelling Equipment	\$25,000	\$32,000		
14	1485 Demolition				
15	1490 Replacement Reserve	\$7,726	\$7,726	\$7,726	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$76,000	\$76,000		
18	1499 Development Activities				
19	1502 Contingency	\$275,000	\$275,000		
	Amount of Annual Grant: (sum of lines.....)	\$4,538,223	\$4,538,223	\$1,309,198	\$325,975
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line 10 related to Security-- Hard Costs	\$72,000	\$72,000	\$72,000	
	Amount of line 11 Related to Energy Conservation Measures	\$180,000	\$180,000	\$167,000	
	Collateralization Expenses or Debt Service				

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 Phoenix Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20R00150100				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
AZ20P001001	Landscape (Pavers, gravel, trees trimmed & replaced, stabilize gravel)	1450		\$0	\$213,000	\$0	\$0	Pending	
Marcos de Niza	Roof replacement	1460	95	\$37,497	\$37,497	\$37,497	\$0	In process	
	Exterior painting	1460	224	\$58,000	\$58,000	\$0	\$0	Pending	
	Refrigerator replacement	1465.1	224	\$104,000	\$104,000	\$104,000	\$0	Being installed	
	Subtotal			\$199,497	\$412,497	\$141,497	\$0		
AZ20P001002	Tree replacement	1450	65	\$68,000	\$68,000	\$0	\$0	Pending	
Frank Luke Homes	Sprinklers in common areas	1450		\$51,000	\$51,000	\$0	\$0	In design	
	Sewer clean out upgrades	1450	230	\$59,000	\$59,000	\$0	\$0	In design	
	Exterior painting	1460	230	\$59,000	\$59,000	\$0	\$0	In process	
	Evaporative coolers	1460	230	\$0	\$230,000	\$0	\$0	In process	
	Subtotal			\$237,000	\$467,000	\$0	\$0		
AZ20P001003	Seal and stripe alleys and parking	1450		\$16,000	\$0	\$0	\$0	Cancelled	
Matthew Henson	Termite damage repair	1460		\$20,000	\$0	\$0	\$0	Cancelled	
	Painting (Exterior trim)	1460	150	\$39,000	\$0	\$0	\$0	Cancelled	
	Roof replacement	1460	75	\$30,000	\$0	\$0	\$0	Cancelled	
	Remodel Coleman Center	1470	1	\$127,000	\$0	\$0	\$0	Cancelled	
	Subtotal			\$232,000	\$0	\$0	\$0		
AZ20P001004	Grounds Improvements	1450		\$78,000	\$0	\$0	\$0	Cancelled	
Matthew Henson Addition	Playgrounds and basketball courts	1450		\$65,000	\$0	\$0	\$0	Cancelled	
	Seal & stripe alleys & parking	1450		\$18,000	\$0	\$0	\$0	Cancelled	
	Roof replacement	1460	75	\$30,000	\$0	\$0	\$0	Cancelled	
	Subtotal			\$191,000	\$0	\$0	\$0		
AZ20P001005	Area lighting	1450		\$26,000	\$26,000	\$0	\$0	In design	
Marcos de Niza Addition	Landscape (Pavers, gravel, tree trimming & replacement and gravel stabilization)	1450		\$0	\$200,000	\$0	\$0	Planning	
	Roof replacement	1460		\$30,000	\$30,000	\$0	\$0	Pending	

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 Phoenix Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20R00150100				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	Remodel PAL center	1470		\$24,000	\$24,000	\$0	\$0	In design	
	Subtotal			\$80,000	\$280,000	\$0	\$0		
AZ20P001006	Sewer clean out upgrades	1450	138	\$14,000	\$14,000	\$0	\$0	In design	
Frank Luke Addition	Exterior painting	1460	138	\$35,000	\$35,000	\$0	\$0	Pending	
	Roof replacement	1460	75	\$30,000	\$30,000	\$30,000	\$0	Completed	
	Replace coolers	1460	138	\$0	\$100,000	\$0	\$0	Pending	
	Subtotal			\$79,000	\$179,000	\$30,000	\$0		
AZ20P001007	Seal & stripe parking & alleys (7A)	1450		\$10,000	\$0	\$0	\$0	Cancelled	
Sidney Osborn	Seal & stripe parking & alleys (7B)	1450		\$29,000	\$29,000	\$0	\$0	In design	
	Security screens (7B)	1460	140	\$72,000	\$72,000	\$0	\$0	In design	
	Enclose stairwells & extend stairs (7B)	1460	21	\$75,000	\$75,000	\$0	\$0	In design	
	Enclose stairwells & extend stairs (7A)	1460	3	\$11,000	\$0	\$0	\$0	Cancelled	
	Subtotal			\$197,000	\$176,000	\$0	\$0		
AZ20P001008A	Repair/reseal/restripe Parking (8A2)	1450		\$25,000	\$25,000	\$0	\$0	In design	
A. L. Krohn Homes	Repair or replace security grilles (8A1)	1460	38	\$8,000	\$0	\$0	\$0	Cancelled	
	Enclose stairwells, extend stairs (8A2)	1460	2	\$7,000	\$7,000	\$0	\$0	In design	
	Enclose stairwells, extend stairs (8A1)	1460	8	\$29,000	\$0	\$0	\$0	Cancelled	
	Subtotal			\$69,000	\$32,000	\$0	\$0		
AZ20P001008B	Paint interiors of units not painted in last 5 years	1460	75	\$52,000	\$52,000	\$0	\$0	In bidding	
A. L. Krohn Homes	Enclose stairwells and extend stairs	1460	21	\$75,000	\$75,000	\$0	\$0	In design	
	Replace stairwell panels	1460		\$15,000	\$15,000	\$0	\$0	In design	
	Subtotal			\$142,000	\$142,000	\$0	\$0		
AZ20P001009	Apt. doors and hardware	1460	108	\$36,000	\$36,000	\$0	\$0	In design	
Maryvale Parkway Terrace	Roof coating & reroof community building	1460		\$41,000	\$41,000	\$0	\$0	In design	
	Replace air handlers	1460	108	\$10,000	\$10,000	\$0	\$0	In design	

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 Phoenix Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20R00150100				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	Fire alarm system	1460		\$130,000	\$130,000	\$0	\$0	In design	
	Subtotal			\$217,000	\$217,000	\$0	\$0		
AZ20P001010	Faucets in bathrooms	1460	112	\$11,000	\$11,000	\$0	\$0	In bidding	
Washington Manor	Paint exterior & fascia repair	1460		\$43,000	\$43,000	\$0	\$0	In design	
	Water heater replacement	1460	112	\$22,000	\$22,000	\$0	\$0	In design	
	Refrigerators	1465.1	112	\$63,000	\$63,000	\$63,000	\$0	Purchased	
	Subtotal			\$139,000	\$139,000	\$63,000	\$0		
AZ20P001016	Seal & stripe parking	1450		\$39,000	\$0	\$0	\$0	Cancelled	
Foothills Village	Upgrade main electrical panels	1450	2	\$73,000	\$0	\$0	\$0	Cancelled	
	Roof coating	1460	200	\$54,000	\$54,000	\$0	\$0	In design	
	Community center renovation	1470	1	\$57,000	\$0	\$0	\$0	Cancelled	
	Remodel PAL center	1470	1	\$100,000	\$0	\$0	\$0	Cancelled	
	Subtotal			\$323,000	\$54,000	\$0	\$0		
AZ16P001023	Perimeter wall on south and west	1450		\$51,000	\$51,000	\$1,975	\$1,975	In bidding	
Pine Towers Apts.	Fire alarm system	1460	1	\$110,000	\$110,000	\$0	\$0	In design	
	Carpet & tile replacement in hallways	1460		\$62,000	\$62,000	\$0	\$0	Bidding	
	Refinish cabinets	1460	156	\$108,000	\$108,000	\$0	\$0	In design	
	Bathroom vents	1460	156	\$21,000	\$21,000	\$0	\$0	In design	
	Refrigerators	1465.1	156	\$42,000	\$42,000	\$0	\$0	Purchased	
	Subtotal			\$394,000	\$394,000	\$1,975	\$1,975		
AZ16P001029	Repave parking lot	1450		\$31,000	\$31,000	\$0	\$0	In design	
McCarty Apts.	Paint exterior	1460		\$27,000	\$27,000	\$0	\$0	Moved to 708	
	Refrigerators	1465.1	24	\$13,000	\$13,000	\$0	\$0	Completed	
	Subtotal			\$71,000	\$71,000	\$0	\$0		
AZ20P001036	Site improvements	1450		\$38,000	\$38,000	\$38,000	\$0	In progress	
Scattered Sites	Dwelling Structures	1460		\$521,000	\$521,000	\$521,000	\$0	In progress	
	Dwelling equipment	1465.1		\$7,000	\$7,000	\$7,000	\$0	In progress	
	Subtotal			\$566,000	\$566,000	\$566,000	\$0		

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 Phoenix Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20R00150100				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AZ20P001040	Exterior painting		1460	7	\$12,000	\$12,000	\$0	\$0	Pending
	Scattered Sites								
	Subtotal				\$12,000	\$12,000	\$0	\$0	
AZ20P001041	Exterior painting		1460	22	\$37,000	\$37,000	\$0	\$0	Pending
	Scattered Sites								
	Subtotal				\$37,000	\$37,000	\$0	\$0	
AZ20P001042	Exterior Painting		1460	10	\$17,000	\$17,000	\$0	\$0	Pending
	Scattered Sites								
	Subtotal				\$17,000	\$17,000	\$0	\$0	
AZ20P001046	Replacement Cost of Rental Unit		1490		\$7,726	\$7,726	\$7,726	\$0	
	Scattered Sites								
	Subtotal				\$7,726	\$7,726	\$7,726	\$0	
AZ20P001099	Operations		1406		\$324,000	\$324,000	\$324,000	\$324,000	Completed
	Projectwide Activities		1408		\$218,000	\$218,000	\$0	\$0	Pending
	Audit fees		1411		\$4,000	\$4,000	\$0	\$0	Pending
	Architecture and Engineering fees		1430.1		\$350,000	\$350,000	\$175,000	\$0	In process
	Inspection costs		1430.7		\$56,000	\$56,000	\$0	\$0	Pending
	New PCs for modernization		1475.1		\$0	\$7,000	\$0	\$0	Pending
	Vehicle for relocation		1475.7		\$25,000	\$25,000	\$0	\$0	On order
	Relocation costs		1495.1		\$76,000	\$76,000	\$0	\$0	Pending
	Contingency		1502		\$275,000	\$275,000	\$0	\$0	NA
	Subtotal				\$1,328,000	\$1,335,000	\$499,000	\$324,000	

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 Phoenix Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20R00150100				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NonCFP Projects	Fillmore landscaping		9999		\$60,000	\$60,000	\$0	\$0	In design
	Sunnyslope exterior painting		9999		\$75,000	\$31,493	\$31,493	\$21,492	Completed
	Fillmore nurse call		9999		\$50,000	\$50,000	\$29,692	\$0	Awarded
	Fillmore fire alarm system		9999		\$130,000	\$130,000	\$0	\$0	Bidding
	Sunnyslope interior doors		9999		\$50,000	\$50,000	\$0	\$0	Bidding
	Sunnyslope apartment carpet		9999		\$60,000	\$66,231	\$66,231	\$0	In construction
	Sunnyslope tile in common areas		9999		\$60,000	\$10,000	\$8,470	\$0	Awarded
	Fillmore apartment carpet		9999		\$60,000	\$72,416	\$72,416	\$0	Awarded
	Fillmore roll-up trash doors		9999		\$20,000	\$5,174	\$5,174	\$0	Completed
	Subtotal				\$565,000	\$475,314	\$213,476	\$21,492	

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 Phoenix Housing Department	Grant Type and Number Capital Fund Program No: AZ20P00150100 Replacement Housing Factor No: AZ20R00150100	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AZ20P001001	03/2002			10/2003			
AZ20P001002	03/2002			10/2003			
AZ20P001003	03/2002			10/2003			
AZ20P001004	03/2002			10/2003			
AZ20P001005	03/2002			10/2003			
AZ20P001006	03/2002			10/2003			
AZ20P001007	03/2002			10/2003			
AZ20P001008A	03/2002			10/2003			
AZ20P001008B	03/2002			10/2003			
AZ20P001009	03/2002			10/2003			
AZ20P001010	03/2002			10/2003			
AZ20P001016	03/2002			10/2003			
AZ16P001023	03/2002			10/2003			
AZ16P001029	03/2002			10/2003			
AZ20P001036	03/2002			10/2003			
AZ20P001040	03/2002			10/2003			
AZ20P001041	03/2002			10/2003			
AZ20P001042	03/2002			10/2003			
AZ20P001046	03/2003		12/2000	03/2003			