

# CityofPhoenix

## PHAPLans

AnnualPlanforFiscalYear2002 -03



# City of Phoenix

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)WASCOMPLETEDINACCORDANCE  
WITHINSTRUCTIONSLOCATED INAPPLICABLEPIHNOTICES**

## PHA Plan Agency Identification

**PHAName:** TheCityofPhoenixHousingDepartment

**PHANumber:** AZ001

**PHAFiscalYearBeginning:** 07/2002

### 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)

# AnnualPHAPlan

PHAFiscalYear2001 -02

[24CFRPart903.7]

## i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

### **StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

## ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

AnExecutiveSummaryisnotrequired.PHAsmayprovideanExecutiveSummaryattheiropion,however.

TheCityofPhoenixHousingDepartment,thedesignatedPublicHousingAuthorityhasprepared thisAgencyPlanincompliancewithSection511oftheQualityHousingand Work ResponsibilityActof1998andtheensuingHUDrequirements.Wehaveadoptedthefollowing missionstatementtoguidetheactivitiesoftheCityofPhoenixHousingDepartment.

**Toprovideandpromotediversifiedlivingenvironmentsforlow -incomefamilies,seniors andpersonswithdisabilitiesbyoperatingandleasingassistedandaffordablehousing.**

Wehavealsoadoptedthefollowinggoalsandobjectivesincreasetheavailabilityofdecent, safeandaffordablehousingforthenextfiveyearsby:

- Expandingthesupplyofassistedhousing
- Improvingthequalityofassistedhousing
- Increasingassistedhousingchoices
- Promotingself -sufficiencyandassetdevelopmentofassistedhouseholds

OurAnnualPlanisbasedonthepremisethatifweaccomplishour goalsandobjectiveswewill beworkingtowardstheachievementofourmission.Theplans,statements,budgetsummary, policies,etc.setforthintheAnnualPlanallleadtowardstheaccomplishmentofourgoalsand objectives.Takenasawhole,theyoutlineacomprehensiveapproachtowardsourgoalsand objectivesandareconsistentwiththeConsolidatedPlan.Herearejustafewhighlightsofour AnnualPlan:

- The Housing Department anticipates \$50,470,410 to be available for the support of Federal public housing and tenant-based Section 8 assistance programs administered during the Fiscal 2002 Plan year.
- 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

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**

[24CFR Part 903.79(r)]

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

#### **Table of Contents**

<b>Annual Plan</b>	<b>Page#</b>
i. Agency Identification .....	1
ii. Executive Summary .....	2
iii. Table of Contents .....	4
1. Housing Needs .....	8
2. Financial Resources .....	18
3. Policies on Eligibility, Selection and Admissions .....	19
4. Rent Determination Policies .....	29
5. Operations and Management Policies .....	37
6. Grievance Procedures .....	39
7. Capital Improvement Needs .....	40
8. Demolition and Disposition .....	41
9. Designation of Housing .....	42
10. Conversions of Public Housing .....	43
11. Homeownership .....	44
12. Community Service Programs .....	46
13. Crime and Safety .....	49
14. Pets .....	51
15. Civil Rights Certifications .....	51
16. Audit .....	51
17. Asset Management .....	52
18. Other Information	
A. – Statement of Consistency with the Consolidated Plan .....	52
B. – Resident Advisory Board Recommendations .....	53
C. – PHA Plan Approval and Required Certifications .....	55
Attachment – 1 Definition of Substantial Deviation and Significant Amendment .....	65
Attachment – 2 Admissions Policy for Deconcentration .....	66
Attachment – 3 PHA Management Organization Chart .....	67
Attachment – 4 PHA Pet Policy .....	68
Attachment – 5 Resident Membership of the Governing Board .....	70
Attachment – 6 Membership of the Resident Advisory Board .....	71
Attachment – 7 FY 2001 Capital Fund Program Annual Statement .....	72
Attachment – 8 FY 2001 Capital Fund Program 5 Year Action Plan .....	79
Attachment – 9 Progress in Meeting the 5 Year Plan Mission and Goals .....	88
Attachment – 10 - Annual Performance and Evaluation Report .....	93

## 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 filename in parentheses in the space to the right of the title.

### Required Attachments:

- Admissions Policy for Deconcentration
- FY2001 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled **ONLY**)

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
- FY2001 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 Certification 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 the PHA's involvement.	Annual Plan

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<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 certification 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 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 any active CIAP grant	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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 (PHDEP) 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 result 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

[24CFR Part 903.79(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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
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	732,797	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: 2000 - 2005
- 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 - based assistance program 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	11,790		30%
Extremely low income <= 30% AMI	9,078	77%	
Very low income (>30% but <=50% AMI)	2,358	20%	
Low income (>50% but <80% AMI)	354	3%	
Families with children	7,855	67%	
Elderly families	810	7%	
Families with Disabilities	3,421	29%	
White/Hispanic	7,989	68%	
Black	2,641	22%	
Native American	775	7%	
Asian & Pacific Isl.	385	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2BR			
3BR			
4BR			
5BR			
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 re-open the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families on 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	1,187		32%
Extremely low income <=30% AMI	483	63%	
Very low income (>30% but <=50% AMI)	1,032	11%	
Low income (>50% but <80% AMI)	24	2%	
Families with children	15	1%	
Elderly families	302	25%	
Families with Disabilities	852	72%	
White/Hispanic	818	69%	
Black	253	21%	
Native American	91	8%	
Asian & Pacific Isl.	25	2%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	1,172	99%	32%
2BR	15	1%	12%
3BR	N/A	N/A	N/A
4BR	N/A	N/A	N/A
5BR	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 re-open 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	261		37%
Extremely low income <= 30% AMI	222	85%	
Very low income (>30% but <=50% AMI)	34	13%	
Low income (>50% but <80% AMI)	5	2%	
Families with children	0	0%	
Elderly families	156	60%	
Families with Disabilities	155	59%	
White/Hispanic	215	82%	
Black	28	11%	
Native American	9	3%	
Asian & Pacific Isl.	9	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	261	100%	37%
2BR	N/A	N/A	N/A
3BR	N/A	N/A	N/A
4BR	N/A	N/A	N/A
5BR	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 re-open 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	3,520		43%
Extremely low income <= 30% AMI	3,274	93%	
Very low income (>30% but <=50% AMI)	246	7%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	2,741	78%	
Elderly families	157	4%	
Families with Disabilities	683	19%	
White/Hispanic	2,364	67%	
Black	707	20%	
Native American	314	9%	
Asian & Pacific Isl.	135	4%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	777	22%	55%
2BR	1,088	31%	47%
3BR	1,222	35%	28%
4BR	393	11%	26%
5BR	38	1%	67%
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	717		28%
Extremely low income <= 30% AMI	201	28%	
Very low income (>30% but <=50% AMI)	244	34%	
Low income (>50% but <80% AMI)	272	38%	
Families with children	648	90%	
Elderly families	12	2%	
Families with Disabilities	41	6%	
White/Hispanic	404	56%	
Black	204	28%	
Native American	88	12%	
Asian & Pacific Isl.	21	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	27	4%	10%
2BR	281	39%	32%
3BR	291	41%	27%
4BR	67	9%	29%
5BR	9	1%	0%
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.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsforchoosingthisstrategy.

#### (1)Strategies

#### **Need:Shortageofaffordablehousingforalleligiblepopulations**

#### **Strategy1.Maximizethenumberofaffordable unitsavailabletothePHAwithits currentresourcesby:**

Selectallthatapply

- Employeffectivemaintenanceandmanagementpolicies tominimizethenumberof publichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwill enablefamilies torentthroughoutthejurisdiction
- Undertakemeasures toensureaccess toaffordablehousingamongfamilies assistedby thePHA,regardless ofunitsizerequired
- Maintainorincreasesection8lease -upratesby marketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicants toincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwith broadercommunitystrategies
- Other(listbelow)

#### **Strategy2:Increasethenumberofaffordablehousingunitsby:**

Selectallthatapply

- Applyforadditionalsection8units shouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationofmixed - financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

#### **Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian**

#### **Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI**

Selectallthatapply

- 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
- Employment 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

- Employment 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 voucher 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 voucher 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:(listbelow)

## Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyorminority concentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)

## OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

### (2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthestrategiesitwill pursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthecommunity
- EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA
- InfluenceofthehousingmarketonPHAprograms
- Communityprioritiesregardinghousingassistance
- Resultsofconsultationwithlocalorstategovernment
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

## PublicHousingProgram

TheCityofPhoenixownsandmanages2,622conventional yfinanced,federallyassistedpublic housingunits.Thepublichousingprogramsprovideopportunitiesforlow -incomefamiliesand elderly/disabledhouseholdstorentfederallysubsidizedhousingfor30%oftheirmonthly - adjustedgrossincome.TheCity's publichousinginventoryconsistsofconventionalpublic housing,elderly/disabledhousingandscatteredsiteshousingunits.

Therearefiveconventionalpublichousingcomplexeslocatedthroughoutthecentralareaofthe city.Familiescomposedoftw oormorepersonsinthehouseholdarepredominantinthese complexes.Therearetotalof1,776conventionalunits.Thevacancyratefortheconventional publichousingprogramhashistoricallybeenlessthan3%.

Theelderly/disabledhousingprogramoperatesfourcomplexes.Threecomplexeshouse individualswhoare62yearsorolder,andonehousesindividualswhoare62yearsorolderor disabledand/orhandicapped.Therearetotalof400elderly/disabled -housingunits.

The scattered sites housing program is currently composed of 446 single-family homes located throughout the city of Phoenix. These homes are intended for occupancy by families with at least 2 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 as they are 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 Housing Choice 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 98%. The City administers a total of 5,718 Section 8 units, which are broken down as follows:

**Section 8 Voucher Program** - the program has 4,724 vouchers. The City of Phoenix Housing Department issues rental vouchers to a 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 903.79(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 support services, Section 8 tenant -based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 -03)</b>		
a) Public Housing Operating Fund	\$6,362,000	
b) Public Housing Capital Fund	\$4,300,000	
c) HOPEVIR revitalization	\$3,000,000	
d) HOPEVIDemolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$28,500,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants	\$500,000	
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
Service Coordinator	\$180,000	supportive services
<b>2. Prior Year Federal Grants (unobligated funds only)</b>	\$425,000	PHDEP
	\$925,000	ROSS
	\$54,410	FSS
<b>3. Public Housing Dwelling Rental Income</b>	\$5,975,000	Public Housing Operations
<b>4. Other income (list below)</b>		
<b>5. Non -federal sources (list below)</b>		
<b>Total resources</b>	\$50,470,410	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredtocompletesubcomponent3A.

##### **(1)Eligibility**

a.WhendoessthePHAverifyeligibilityforadmissiontopublichousing?(selectallthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)  
 Whenfamiliesarewithinacertain timeofbeingofferedaunit:(statetime)  
 Other:(describe)

Theapplicationprocessinvolvestwophases.Thefirstphaseistheinitialapplicationfor housingassistanceorthepre -application.Thepre -applicationrequiresthefamily to providelimitedbasicinformationestablishinganypreferencetowhichtheymaybe entitled.Thisfirstphaseresultsinthefamily'splacementonthewaitinglist.

Theapplicantmayatanytimereportchangesintheirapplicantstatusincludingchan ges infamilycomposition,income,orpreferencfactors.TheHousingDepartmentwill annotatetheapplicant'sfileandwillupdatetheirplaceonthewaitinglist.Changeswill beconfirmedwiththefamilyinwriting.

Thesecondphaseisthefinaldeterminationofeligibility,referredtoasthefull application.Thefullapplicationtakesplacewhenthefamilynearsthetopofthewaiting list.TheHousingDepartmentwillensurethatverificationofallpreferences,eligibility, suitabilityandselectionfactorsarecurrentinordertodeterminethefamily'sfinal eligibilityforadmissionintothePublicHousingProgram.

IftheHousingDepartmentdeterminesthefamilytobeineligible,thenoticewillstatethe reasonsthereforeandwillofferthefamilytheopportunityofaninformalreviewofthe determination.

b.Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmission topublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity  
 Rentalhistory  
 Housekeeping  
 Other(describe)

- Historyofdisturbingneighborsordestructionofproperty
- CommissionoffraudinconnectionwithanyFederalhousingassistanceprogram, includingtheintentionalmisrepresentationofinformationrelatedtotheirhousing applicationorbenefitsderivedtherefrom
- Historyofabusinalcoholoracontrolledsubstanceinawaythatmayinterferewith thehealth,safety,orrighttopeacefulenjoymentbyothers

- History of engaging in or threatening abusive or violent behavior towards 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, 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. 1<sup>st</sup> floor, Phoenix, AZ 85034** on **Monday through Friday 8:00 AM – 5:00 PM**. Applications will be mailed to interested families upon request. Applications may also be downloaded from the Internet. The address is: <http://www.ci.phoenix.az.us/HOUSING/index.html>

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 plan 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 currently operate any site -based waiting lists, although an application for a site -based waiting list will be a part of the HOPE VI project.

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:

The Scattered Sites program provides prospective residents with a list of the addresses of all homes that are currently vacant. After the family has viewed the exterior of as many homes as they wish from the list, the family may request to see the interior of three homes.

**(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 transfer 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)
- Other: (list below)

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 reprisal 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1 Families displaced through City of Phoenix action or are referred from the Maricopa County Attorney Victim Witness Program
- 2 Date and Time

- 2 Working families and those unable to work because of age or disability
- 2 Residents who live and/or work in the jurisdiction

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 reprisal 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 ensure 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
- Anytime family composition changes
- At family request for revision
- Other (list)



**(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?

Justification is provided in Attachment 2.

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 development 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 need for such efforts  
 List (any applicable) developments below:

## B. Section 8

Exemptions: PHA 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. 1<sup>st</sup> floor, Phoenix, AZ 85034** on **Monday through Friday 8:00AM – 5:00PM**. Applications will be mailed to interested families upon request. Applications may also be downloaded from the Internet. The address is:  
<http://www.ci.phoenix.az.us/HOUSING/index.html>

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 requests 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 admission 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 assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**) -based

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 reprisal 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

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

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

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission 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 program 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**

[24CFR Part 903.79(d)]

##### **A. Public Housing**

Exemptions: PHA 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?

3. 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 exclusion 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



- Fairmarketrents(FMR)
- 95<sup>th</sup>percentilerents
- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebt service
- The“rentalvalue”oftheunit
- Other(listbelow)

f. Rentre -determinations:

1. Between incomere examinations, 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
- Anytime the family experiences an income increase
- Anytime 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. Participants in the Family Self Sufficiency program will have the option to choose between the phased income disallowance and an individual savings account.

As an additional incentive to encourage self-sufficiency, the Housing Department will not process any increase in income between annual recertifications, except for families previously reporting zero income. Rent adjustments will be terminated at their next regular recertification.

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 thirty (30) calendar days of their occurrence.

\*In order to add a household member other than through birth or adoption, 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.

Although a live-in aide or caretaker is not added to the lease, they must go through the screening process including a background check.

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?  
Participants in the Family Self Sufficiency program would be given the choice of an individual savings account or the phased disallowance of earned income.

## **(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.)

- This 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 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.

<b>DEVELOPMENT</b>	<b>FLAT RENT</b>
<b>Pine Towers</b>	
Small Studios	400
Large Studios	420
One Bedrooms	445
<b>Parkway Terrace</b>	
One Bedrooms	425
<b>Washington Manor</b>	
One Bedrooms	425
<b>McCarty Apartments</b>	
Studios	400
One Bedrooms	425
Two Bedrooms	525
<b>DEVELOPMENT</b>	<b>FLAT RENT</b>
<b>Luke Krohn</b>	
One Bedrooms	410
Two Bedrooms	510
Three Bedrooms	615
Four Bedrooms	725
<b>Sidney P. Osborn</b>	
One Bedrooms	410
Two Bedrooms	510
Three Bedrooms	615
Four Bedrooms	725
Five Bedrooms	850
<b>Marcos de Niza</b>	
One Bedrooms	430
Two Bedrooms	530
Three Bedrooms	655
Four Bedrooms	725
<b>Matthew Henson</b>	
One Bedrooms	430
Two Bedrooms	515
Three Bedrooms	655
Four Bedrooms	725
Five Bedrooms	850
<b>Foothills Village</b>	
One Bedrooms	415

TwoBedrooms	520
ThreeBedrooms	655
FourBedrooms	725
<b>ScatteredSitesNortheast</b>	
ThreeBedrooms	735
FourBedrooms	825
<b>ScatteredSitesNorthwest</b>	
TwoBedrooms	685
ThreeBedrooms	735
FourBedrooms	825
FiveBedrooms	950
<b>ScatteredSitesCentral</b>	
ThreeBedrooms	750
FourBedrooms	835
<b>ScatteredSitesSouthwest</b>	
TwoBedrooms	650
ThreeBedrooms	710
FourBedrooms	810
FiveBedrooms	900
<b>ScatteredSitesSouth</b>	
TwoBedrooms	590
Threebedrooms	680
FourBedrooms	775

## B. Section 8 Tenant -Based Assistance

Exemptions: PHA 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 burden 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**

[24CFR Part 903.79(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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2,622	563
Section 8 Vouchers	4,724	1,000

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)	254	60
Resident Opportunities and Self Sufficiency (ROSS)	214	40
ROSS Service Coordinators	400	78
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

- DailyDutyTaskSheet
- CityofPhoenixMemo –DustControl
- CityofPhoenixMemo –BloodbornePathogenRecognition
- HousingMemo –StockRequestProc edure
- CityofPhoenixMemos:DisposalofBatteries,FlorescentLampRecycling,Portable GasCans

(2) Section8Management:(listbelow)

- Section8MasterAdministrativePlan

## **6. PHAGrievanceProcedures**

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:Hi ghperformingPHAsarenotrequiredtocompletecomponent6.Section8 -Only PHAsareexemptfromsub -component6A.

### **A. PublicHousing**

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

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicant 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 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices 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**

[24CFR Part 903.79(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 and 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 7

-or-

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

#### **(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 8

-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 there)

### **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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: Matthew Henson

2. Development (project) number: AZ20P001003, AZ20P001004, AZ20P001007A

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 HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Matthew Henson - AZ20P001003, AZ20P001004, AZ20P001007A

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**

[24CFR Part 903.79(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.)

<b>Demolition/Disposition Activity Description</b>
--

1a. Development name: Matthew Henson
--------------------------------------

1b. Development(project) number: AZ20P001003, AZ20P001004, AZ20P001007A, as part of the HOPE VI project
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(unknown)</u>
5. Number of units affected: 372
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Spring 2003 b. Projected end date of activity: 2006
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Sidney P. Osborn
1b. Development (project) number: AZ20P001007B
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(unknown)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2002 b. Projected end date of activity: Spring 2003

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

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHA as a PHA 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

theelderlyfami liesoronlybyfamilieswithdisabilities,orbyelderly familiesandfamilieswithdisabilitiesorwillapplyfordesignationfor occupancybyonlyelderlyfamiliesoronlyfamilieswithdisabilities,orby elderlyfamiliesandfamilieswithdisabilities asprovidedbysection7of theU.S.HousingActof1937(42U.S.C.1437e)intheupcomingfiscal year? (If“No”,skiptocomponent10.If“yes”,completeoneactivity descriptionforeachdevelopment,unlessthePHAiseligibletocompletea streamlinedsubmission;PHAscompletingstreamlinedsubmissionsmay skiptocomponent10.)

2.ActivityDescription

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 .

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Matthew Henson	
1b. Development (project) number: AZ20P001003, as part of HOPE VI project	
2. Designation type:	
Occupancy by only the elderly	<input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for	submission: <u>(unknown)</u>
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: 75	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

**10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

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

**A. Assessment 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. PHA 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.

<b>Conversion of Public Housing Activity Description</b>	
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 HOPEVI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI 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**

[24CFR Part 903.79(k)]

**A. Public Housing**

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

1.  Yes  No: Does the PHA administer any home ownership programs administered by the PHA under an approved section 5(h) home ownership 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 home ownership 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Upward Bound Homeownership Program 1b. Development (project) number: AZ0P001037
2. Federal Program authority: <input type="checkbox"/> HOPEI <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: 446 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.)

The Housing Department plan to consider the development of a Section 8 Homeownership program during FY 2002/2003.

## 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 903.79(1)]

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 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 program 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.)

<b>Services and Programs</b>				
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)
Economic Initiatives/ Step Up	28	Other	PHA	Public Housing
Multi-family Service Coordinator	236	Other	PHA	Section 8
Resident Opportunities and Self Sufficiency (ROSS) – Resident Services Delivery Model (RSDM): Family	125	Other	PHA	Public Housing & Section 8
ROSS Service Coordinators	400	Other	PHA	Public Housing
Special Opportunities for Adult Residents (SOAR), a ROSS – RSDM: Elderly	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



<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants 12/31/2001	Actual Number of Participants 12/31/2001
Public Housing	62	62
Section 8	316	316

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 plan to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

### 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

The Housing Department signed Memorandum of Understanding with TANF granting agency in May 2001

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- A protocol was established in April 1988 that allows the Housing Department to access TANF participant information.

In October 2001 the Housing Department and the Department of Economic Security, the Arizona TANF granting agency, approved an agreement that would allow a computer crossmatch of files. Staff of both agencies would then be able to exchange information on all families who are mutual clients.

Other: (list below)

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

### **13.PHASafetyandCrimePreventionMeasures**

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPandSection8Only PHAsmayskiptocomponent15.HighPerformingandsmallPHAsthatareparticipatinginPHDEPandare submittingaPHDEP PlanwiththisPHAPlanmayskiptosub -componentD.

#### **A.Needformeasurestoensurethesafetyofpublichousingresidents**

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(selectallthat apply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingoradjacent tothePHA'sdevelopments
- Residentsfe arfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsduetoperceived and/oractuallevel sofviolentand/or drug -relatedcrime
- Other(describewhatbelow)

2.WhatinformationordatadidthePHAusetodeterminetheneedforPHAactionstoimprove safetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround”public housingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- Other(describewhatbelow)

3.Whichdevelopmentsaremostaffected?(listbelow)

- TheSidneyP.Osborndev elopment,AZ20P001007B,andtheMatthewHenson developments,AZ20P001003,AZ20P001004,AZ20P001007A,AZ20P001008A1, areaffectedbyahighincidenceofviolentand/or drugrelatedcrimein theareas surroundingoradjacenttothedevelopment
- Thedevelopmentsthathaveobservedalower -levelofcrime,vandalismand/or graffitiinclude:  
LukeKrohn -AZ20P001002,AZ20P001006,AZ20P001008B  
SidneyP.Osborn -AZ20P001007B,AZ20P001008A2  
MarcosDeNiza -AZ20P001001,AZ20P001005

MatthewHenson –AZ20P001003,AZ20P001004,AZ20P001007A,  
AZ20P001008A1  
Foothills –AZ20P001016

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

1. List the crime prevention activities the PHA has undertaken or plan 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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Luke Krohn –AZ20P001002,AZ20P001006,AZ20P001008B  
Sidney P. Osborn –AZ20P001007B,AZ20P001008A2  
Marcos De Niza –AZ20P001001,AZ20P001005  
Matthew Henson –AZ20P001003,AZ20P001004,AZ20P001007A,  
AZ20P001008A1  
Foothills –AZ20P001016  
Maryvale Parkway Terrace –AZ20P001009  
Fillmore Gardens - AZ160001005  
Pine Towers Apartments –AZ16P001023  
Sunnyslope Manor - AZ160001012  
Washington Manor –AZ20P001010  
McCarty Apartments –AZ16P001029

**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 - baselinelawenforcementservices
- Other activities (list below)

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

- Luke Krohn –AZ20P001002, AZ20P001006, AZ20P001008B
- Sidney P. Osborn –AZ20P001007B, AZ20P001008 A2
- Marcos DeNiza –AZ20P001001, AZ20P001005
- Matthew Henson –AZ20P001003, AZ20P001004, AZ20P001007A, AZ20P001008A1
- Foothills –AZ20P001016
- Maryvale Parkway Terrace –AZ20P001009
- Fillmore Gardens - AZ160001005
- Pine Towers Apartments –AZ16P001023
- Sunnyslope Manor - AZ160001012
- Washington Manor –AZ20P001010
- McCarty Apartments –AZ16P001029

**D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2000 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 FY2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is Attachment 8.

**14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

See Attachment 4

**15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. Located on pages 54 -62.

**16. Fiscal Audit**

[24CFR Part 903.79(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**

[24CFR Part 903.79(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**

[24CFR Part 903.79(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 homeownership 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 goals 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 selects Resident Advisory Board (RAB) through several outreach efforts. If a development had a resident council, the resident council elected the RAB member. If a development did not have a resident council, the member was selected from the pool of residents who expressed an interest in being a RAB member. To attract potential board members, the Housing Department utilized staff, meetings, caseworker referrals, flyers posted at housing sites, and resident mailings.

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 lead to improved housing programs and procedures
- Attend meetings and comment on proposed operation, programs and services

During the development of the PH A's Annual Plan, the RAB held four regular meetings and communicated with staff by mail and telephone. As per the request of last year's RAB, the first meeting was a presentation that explained the progression of an Agency Plan and why it is required. The training detailed all of the components that must be reviewed. Handouts for RAB members included master timelines, last year's approved plan, a current Housing Department organizational chart, an overview of the current PHDEP program and other appropriate flyers.

In addition, a special meeting was called to discuss changes to the Annual Plan that needed to be made due to the award to the Housing Department of a FFY 2001 HOPEVI Revitalization grant.

There were no Resident Advisory Board issues that required a change to the Annual Plan.

The Resident Advisory Board commented on:

- *Members of the Resident Advisory Board* wanted more information about the Housing Department's methods of addressing crime and safety issues. A presentation about crime and safety issues was well received and no suggestions for changes were made.
- *Members of the RAB requested* a presentation on all of the Housing Department's homeownership opportunities. A briefing on all of the various homeownership programs was made for the RAB.
- *Members of the RAB* are interested in the Pet Policy. After a presentation on the policy by senior management, the RAB recommended that the policy be stricter. A suggestion was made that renters insurance be a requirement when owning a pet. It was explained that HUD regulations prohibit this.
- *Members of the RAB* expressed concern about the proposed change in the interim policy. Staff also had concerns, so the policy was revisited and revised before publication as a part of the Agency Plan.
- *Members of the RAB* had questions about the HOPEVI award. The project was explained as submitted in the original proposal. It was shared that some of the items would change, but that the City has made a significant commitment to better the lives of the public housing residents and, in doing so, improve the condition of the entire neighborhood. The RAB was assured that residents would be able to get jobs based on the Section 3 requirement for contractors.

The City of Phoenix Housing Department Public Hearing to present the 2002 Department Annual Plan was convened at 6:00pm MST, Wednesday, February 20, 2002 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 comments on the proposed Annual Plan from the fifty-seven residents and other people in attendance.

Issues brought up at the Plan's public hearing included:

- *How can residents of a site start a Block Watch program?* Contact your local property manager, a Resident Advisory Board member or local resident council officer and he/she will help you contact the appropriate individuals.
- *What is SEMAP?* SEMAP stands for Section Eight Management Assessment Program and measures a Section 8 program on 14 critical factors such as compliance with housing policies, lease rates, inspection turnaround times, etc.
- *What is the escrow program?* The escrow program is a part of the Family Self Sufficiency (FSS) program that helps adult residents of assisted housing find and retain employment. A further benefit is the escrow account which, simply put, allows families to put the difference in rent due to earned income while in the program into an escrow savings account. Families may receive the funds in the escrow account upon successful completion of the FSS contract goals.
- The remaining questions and comments were due to the HOPEVI grant award for the revitalization of Matthew Henson.
  - *When will the apartments at Matthew Henson be demolished and when will families have to move?* The exact date of relocation and demolition is dependent upon the developer who has not been hired as of this time. In accordance with the Uniform Relocation Act and HOPEVI policy, residents will be given ample notice to find suitable replacement housing before demolition will occur.
  - *Where will I move to?* As a part of the HOPEVI relocation process, residents will be assisted with locating suitable replacement housing.
  - *Will all of Matthew Henson be demolished?* Only 358 of the 372 units will be demolished. The remaining fourteen will be saved for historical purposes and rehabbed for office or community spaces.
  - *Where is the money coming from for the project?* The U.S. Department of Housing and Urban Development (HUD) awarded the Housing Department \$35 million to begin the process. The remainder of the funds needed to complete the project will come from a variety of other sources.
  - *How is or was our congressional delegation and other politicians involved?* Ed Pastor is in support of the HOPEVI project. Governor Hull also supported the application and the project and made calls to the Secretary of HUD on Phoenix' behalf.

The PHA Annual Plan was approved by the Phoenix City Council, the Housing Department's governing board, on April 3, 2002.

## C. Certifications

### The PHA Plan Approval and Required Certifications

PHA Certifications of Compliance with the PHA Plans and Related Regulations

Certification for a Drug-Free Workplace



CertificationofPaymentstoInfluenceFederalTransactions

CertificationbyStateorLocalOfficialofPHAPlansConsistencywiththeConsolidatedPlan

BoardResolutiontoAccompanythePHAPlan

TheCounciloftheCityofPhoenixOrdinanceofApproval

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning 7/1/2002, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
  - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
  - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
  - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
  - Coordination with other law enforcement efforts;
  - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
  - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

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

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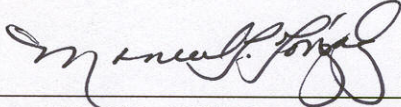
22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

City of Phoenix Housing Department

AZ001

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number



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

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name **City of Phoenix Housing Department**

Program/Activity Receiving Federal Grant Funding **Capital Fund Program**

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

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

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

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

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

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

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

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

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

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

(1) Abide by the terms of the statement; and

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

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

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

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

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

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

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

Check here  if there are workplaces on file that are not identified on the attached sheets. (**SEE ATTACHMENT**)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

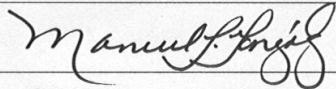
Manuel T. González

Title

Housing Director

Signature

X



Date

December 21, 2001

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name  
**City of Phoenix Housing Department**

Program/Activity Receiving Federal Grant Funding  
**Capital Fund Program**

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

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

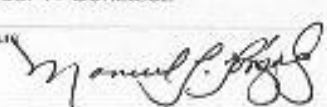
Form L.L.L. Disclosure Form to Report Lobbying, in accordance with its instructions.

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

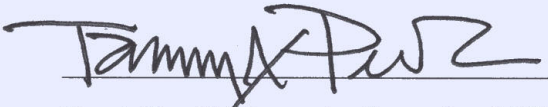
Name of Authorized Official <b>Manuel T. González</b>		Title <b>Housing Director</b>
Signature 	Date <b>December 21, 2001</b>	

Previous edition is obsolete

Form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.10, 7405.1, & 7405.3

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

I, Tammy Perkins the Director, Neighborhood Services Dept. certify  
that the Five Year and Annual PHA Plan of the City of Phoenix Housing Department is  
consistent with the Consolidated Plan of City of Phoenix prepared  
pursuant to 24 CFR Part 91.

 3/21/02  
Signed / Dated by Appropriate State or Local Official

ORDINANCE NO. S-28927

AN ORDINANCE APPROVING THE HOUSING DEPARTMENT'S PUBLIC HOUSING AUTHORITY ANNUAL PLAN FOR 2002-2003 (THE "PLAN"); AUTHORIZING THE CITY MANAGER TO SUBMIT THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"); APPROVING AMENDMENTS TO THE HOUSING DEPARTMENT'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY, AND THE SECTION 8 ADMINISTRATIVE PLAN TO COMPLY WITH FEDERAL REGULATIONS; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE ALL NECESSARY DOCUMENTS; AND AUTHORIZING THE CITY CONTROLLER TO DISBURSE THE FEDERAL FUNDS AWARDED TO THE CITY FOR THE PROGRAMS IN THE PLAN.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as

follows:

SECTION 1. The Council of the City of Phoenix hereby approves the Housing Department's Public Housing Authority Annual Plan for Fiscal Year 2002-2003 (the "Plan").

SECTION 2. The City Manager, or his designee, is hereby authorized to submit the Plan to the United States Department of Housing and Urban Development ("HUD").

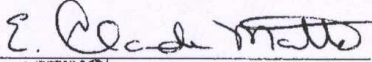


SECTION 3. The Council of the City of Phoenix hereby approves amendments to the Housing Department's Public Housing Admissions and Continued Occupancy Policy, and the Section 8 Administrative Plan, to comply with federal regulations.

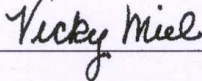
SECTION 4. The City Manager, or his designee, is authorized to execute all necessary documents.

SECTION 5. The City Controller is authorized to disburse the federal funds awarded to the City for the programs in the Plan.

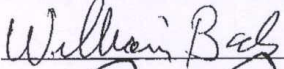
PASSED by the Council of the City of Phoenix this 3<sup>rd</sup> day of April, 2002.

  
ACTING MAYOR

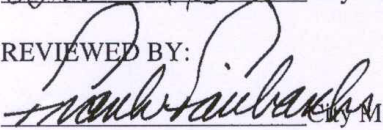
ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
ACTING City Attorney *mp*

REVIEWED BY:

  
City Manager

MRS\mt\CM#40\129124\_1

CITY CLERK DEPT  
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# **ATTACHMENT1**

## **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, or 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.

Changes to the Housing Department's plan 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

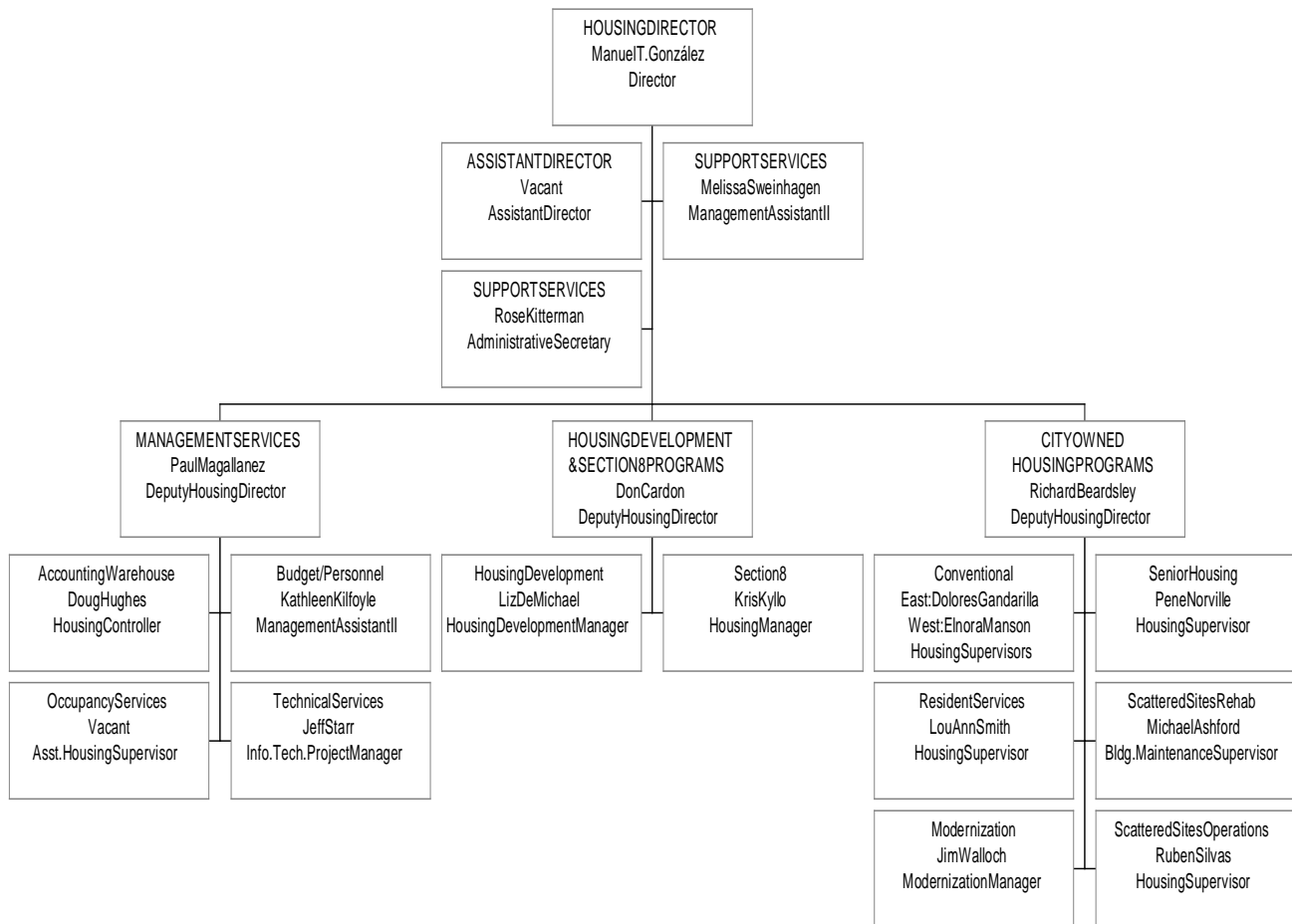
After an analysis of income averages for all properties and each development, it was determined that all of the Housing Department's conventional family housing complexes affected by the deconcentration policy are within the 85% to 115% established income range (EIR). The only exception is the housing that is part of our Scattered Sites Homeownership Program. The Housing Department has opted to provide justification for why these developments are out side of the EIR.

Our Scattered Sites developments are above the EIR for all of the Housing Department's family conventional public housing properties. The developments, which make up our Scattered Sites program, are the homes that are offered in our approved section 5(h) HUD homeownership program. One of the qualifications for participation in the program is that at least one adult member of the household must be employed. The employment income ensures that all families who reside in Scattered Sites developments have a higher annual income than the average income for all of our other public housing developments.

The Scattered Sites Homeownership Program promotes the deconcentration of poverty throughout Phoenix. It is made up of single family dwellings located throughout Phoenix. So, in addition to the benefits to the city of potential first time homeowners, the program disperses low income families throughout the city, rather than placing them in one or more large apartment complexes.

• **ATTACHMENT 3**  
**PHAMANAGEMENTORGANIZATIONALCHART**

City of Phoenix Housing Department  
 229.3 Authorized Positions



## ATTACHMENT 4

### PHAPET 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 an nuisance or threat to Housing Department staff or detracts from many 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 requirements 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 human 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/doghouses 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 5

### **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 6

### MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

#### BOARD MEMBER

Ms. Joyce Bradley  
Ms. Ramona Hernandez  
Ms. Anita Johnson  
Ms. Irma Keith  
Ms. Anna Lopez  
Ms. Catherine "Cat" McMaster  
Ms. Reba Minton  
Ms. Betty Moore  
Ms. Ana Muñoz  
Ms. Sally Porter  
Ms. Evelyn Morales Quiles  
Ms. Cynthia Vigil  
Ms. Nadine Wells

#### PHA PROGRAM

Scattered Sites  
Conventional Public Housing  
Section 8  
Conventional Public Housing  
Section 8  
Senior Housing  
Senior and Disabled Housing  
Section 8 New Construction – Senior  
Scattered Sites Housing  
Section 8  
Senior and Disabled Housing  
Conventional Public Housing  
Conventional Public Housing



## ATTACHMENT 7

### FY2001 Capital Fund Program Annual Statement Table Library

Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and III

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number AZ20P00150102FFY of Grant Approval: (10/2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	\$340,089
3	1408 Management Improvements	\$260,100
4	1410 Administration	0
5	1411 Audit	\$4,066
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	\$605,546
8	1440 Site Acquisition	0
9	1450 Site Improvement	\$307,864
10	1460 Dwelling Structures	\$2,343,878
11	1465.1 Dwelling Equipment - Nonexpendable	\$4,080
12	1470 Nondwelling Structures	\$10,506
13	1475 Nondwelling Equipment	0
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	\$79,946
18	1498 Mod Used for Development	0
19	1502 Contingency	\$327,914
20	<b>Amount of Annual Grant (Sum of lines 2 -19)</b>	<b>\$4,283,989</b>
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	\$21,012

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

DevelopmentNumber/Name HA-WideActivities	GeneralDescriptionofMajorWorkCategories	Development AccountNumber	Total Estimated Cost
AZ16P001023	Hydrovacsewers	1450	\$8,000
PineTowers	Handrailsinhallway	1460	\$6,000
	Roof	1460	\$210,000
	Frontandbackdoors	1460	\$5,000
	Replace fire alarm system	1460	\$122,000
	Tubs and surrounds	1460	\$250,000
<b>SUBTOTAL</b>			<b>\$601,000</b>
AZ16P001029	Seal and stripe parking lot	1450	\$3,400
McCarty Apts.	Hydrovac sewers	1460	\$2,000
	Fire alarm	1460	\$53,000
	Replace mailboxes	1460	\$5,300
	Condensor pan replacement	1460	\$5,000
	Window shade screens	1460	\$4,400
<b>SUBTOTAL</b>			<b>\$73,100</b>
AZ20P001001	Remove abandoned pipes from walls	1460	\$60,000
Marcos De Niza	Replace evaporative coolers	1460	\$238,000
	Replace fascia	1460	\$20,000
	Weather striping	1460	\$30,000
	Meter room doors and frames	1460	\$68,000
<b>SUBTOTAL</b>			<b>\$416,000</b>
AZ20P001002	Area lighting upgrade	1450	\$21,000
Frank Luke Homes	Interior electrical	1460	\$24,000
<b>SUBTOTAL</b>			<b>\$45,000</b>
AZ20P001005	Weather striping	1460	\$20,000
Marcos de Niza	Replace evaporative coolers	1460	\$174,000
Addition	Upduct replacement	1460	\$38,000
<b>SUBTOTAL</b>			<b>\$232,000</b>
AZ20P001006	Seal and stripe parking lot and alleys	1450	\$17,000
Frank Luke Addition	Ground rods for each apt	1460	\$8,500

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

DevelopmentNumber/Name HA-WideActivities	GeneralDescriptionofMajorWorkCategories	Development AccountNumber	Total Estimated Cost
	Doors (interiors as needed)	1460	\$22,000
	Interior electrical	1460	\$27,000
	Paint interiors not painted in last 5 yrs.	1460	\$20,000
	<b>SUBTOTAL</b>		<b>\$94,500</b>
AZ20P001007	7BReplacegravel/replaceloosegravel	1450	\$20,000
SidneyP.Osborn	Furnacereplacement	1460	\$176,000
	Repair to stairways & railings	1460	\$40,000
	<b>SUBTOTAL</b>		<b>\$236,000</b>
AZ20P001008A	Replace play ground equipment (8A2)	1450	\$21,000
A. L. Krohn Homes	Canopy over play area	1460	\$5,000
	Landscaping (8A1)	1450	\$31,000
	Hydrovac sewers (8A1)	1450	\$8,000
	Irrigation for trees (8A2)	1450	\$6,000
	Bug Screens (8A2)	1460	\$6,000
	Replace banisters (8A2)	1460	\$5,000
	Roof Coating (8A1)	1460	\$22,000
	Paint interiors not painted in last 5 yrs. (8A1)	1460	\$21,000
	Replace security grills (8A1)	1460	\$8,500
	Enclose stairwells and extend stairs (8A1)	1460	\$30,000
	Cooler Replacement	1460	\$55,000
	Maintenance room door (8A2)	1460	\$500
	Exterior doors and jambs	1460	\$19,000
	<b>SUBTOTAL</b>		<b>\$238,000</b>
AZ20P001008B A. L. Krohn Homes	Sewer cleanout repairs	1450	\$26,000
	Repave parking lots	1450	\$40,000
	<b>SUBTOTAL</b>		<b>\$66,000</b>
AZ20P001009	Repave parking lot	1450	\$65,000
Maryvale Parkway	Hydrovac sewers	1450	\$4,000
Terrace	Paint interiors not painted in last 5 yrs.	1460	\$18,000
	Vertical blinds	1460	\$10,000
	Window shade screens	1460	\$21,000
	:Handrails	1460	\$6,000

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

DevelopmentNumber/Name HA-WideActivities	GeneralDescriptionofMajorWorkCategories	Development AccountNumber	Total Estimated Cost
<b>SUBTOTAL</b>			<b>\$124,000</b>
AZ20P001010 Washington Manor	Hydrovac sewers	1450	\$4,000
	Tubs	1460	\$50,000
	Window shade screens	1460	\$21,000
	Front and back doors	1460	\$10,000
	Hand rails	1460	\$6,000
<b>SUBTOTAL</b>			<b>\$91,000</b>
AZ20P001018 Scattered Sites AZ1-18	Painting exterior	1460	\$22,000
<b>SUBTOTAL</b>			<b>\$22,000</b>
AZ20P001022 Scattered Sites AZ1-22	Painting exterior	1460	\$10,000
<b>SUBTOTAL</b>			<b>\$10,000</b>
AZ20P001026 Scattered Sites AZ1-26	Painting exterior	1460	\$22,000
<b>SUBTOTAL</b>			<b>\$22,000</b>
AZ20P001033 Scattered Sites AZ1-33	Painting exterior	1460	\$6,000
<b>SUBTOTAL</b>			<b>\$6,000</b>
AZ20P001034 Scattered Sites AZ1-34	Painting exterior	1460	\$3,000
<b>SUBTOTAL</b>			<b>\$3,000</b>
AZ20P001037 Scattered Sites AZ1-37	Site improvements	1450	\$29,000
	Dwelling structures	1460	\$376,000
	Dwelling equipment	1465.1	\$4,000
<b>SUBTOTAL</b>			<b>\$409,000</b>
AZ20P001045 Scattered Sites AZ1-45	Painting exterior	1460	\$7,000
<b>SUBTOTAL</b>			<b>\$7,000</b>

**AnnualStatement**

**CapitalFundProgram(CFP)PartII:SupportingTable**

DevelopmentNumber/Name HA-WideActivities	GeneralDescriptionofMajorWorkCategories	Development AccountNumber	Total Estimated Cost
AZ20P001099 Projectwide activities	Operations	1406	\$341,000
	Economic Incentives	1408	\$255,000
	Bar coding system for fixed assets	1408	\$5,000
	Audit Fees	1411	\$4,000
	Architecture and Engineering Fees	1430.1	\$547,000
	Inspection Costs	1430.7	\$59,000
	830 E Jefferson Interior painting (Cost to be split with Section 8)	1470	\$11,000
	Vehicle for relocation work	1475.7	\$25,000
	Relocation costs	1495.1	\$80,000
	Contingency	1502	\$328,000
<b>SUBTOTAL</b>			<b>\$1,655,000</b>
<b>GRANDTOTAL</b>			

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
AZ16P001023 Pine Towers	03/2003	10/2004
AZ16P001029 McCarty Apts.	03/2003	10/2004
AZ20P001001 Marcos De Niza	03/2003	10/2004

AZ20P001002 Frank Luke Homes	03/2003	10/2004
AZ20P001003 Matthew Henson Homes	03/2003	10/2004
AZ20P001004 Matthew Henson Addition	03/2003	10/2004
AZ20P001005 Marcos de Niza Addition	03/2003	10/2004
AZ20P001006 Frank Luke Addtn	03/2003	10/2004
AZ20P001007 Sidney P. Osborn	03/2003	10/2004
AZ20P001008A A. L. Krohn Homes	03/2003	10/2004
AZ20P001008B A. L. Krohn Homes	03/2003	10/2004

**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)
AZ20P001009 Maryvale Parkway Terrace	03/2003	10/2004
AZ20P001010 Washington Manor Apts.	03/2003	10/2004
AZ20P001016	03/2003	10/2004

Foothills Village		
AZ20P001036 Scattered Sites AZ1-36	03/2003	10/2004
AZ20P001040 Scattered Sites AZ1-40	03/2003	10/2004
AZ20P001041 Scattered Sites AZ1-41	03/2003	10/2004
AZ20P001042 Scattered Sites AZ1-42	03/2003	10/2004
AZ20P001099 Projectwide activities	03/2003	10/2004
AZ20P001103 Senior Housing NonCFP Projects	03/2003	10/2004

## ATTACHMENT 8

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

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

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)
Closet inserts			\$170,000	2004
Seal & stripe alleys and parking lots			\$23,500	2004
Bug screens			\$17,000	2004
Closet doors			\$90,000	2004
Hydrovac Sewers			\$9,500	2004
Security grilles (refinish and rep air)			\$20,000	2005
Interior painting of units not painted in last 5 years			\$57,000	2005
Expand back porches			\$102,000	2006

<b>Rangereplacement</b>	<b>\$78,500</b>	<b>2006</b>
<b>Kitchensinks</b>	<b>\$29,500</b>	<b>2006</b>
<b>Kitchencabinets</b>	<b>\$471,000</b>	<b>2006</b>
<b>Hydrovacsewers</b>	<b>\$9,000</b>	<b>2006</b>
<b>Replacewoodpoleswithsteel</b>	<b>\$30,000</b>	<b>2006</b>
<b>Furnacereplacement</b>	<b>\$448,000</b>	<b>2006</b>
<b>Replaceairhandlers</b>	<b>\$75,000</b>	<b>2006</b>
<b>Maintenanceshop</b>	<b>\$80,000</b>	<b>2006</b>
<b>Lights(livingroom,bathroomandhall)</b>	<b>\$54,000</b>	<b>2006</b>
<b>Exteriorfaça derenovation</b>	<b>\$600,000</b>	<b>2006</b>
<b>Totalestimatedcostovernext5years</b>	<b>\$2,364,000</b>	



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)
Replace broken and damaged sidewalks			\$4,000	2003
Range hood replacement			\$16,500	2003
Replace kitchen cabinets (uppers and lowers)			\$336,000	2003
Exterior facade renovation			\$617,000	2003
Bathroom vanities including sinks & faucets			\$61,000	2003
Install GFI sink in kitchen			\$23,000	2004
Enlarge rear slabs			\$115,000	2004
Interior doors			\$40,000	2004
Remove back sidewalks			\$40,000	2004
Electrical upgrades in preparation for AC units			\$242,000	2005
Replace range hoods			\$23,000	2005
Plumbing improvements re pipe kitchen & washer, cool valves			\$100,000	2005
Interior painting of apartments not painted in last 5 years			\$58,000	2006
Cover over cleaning area at shop			\$5,000	2006
Sloan flush valve parts			\$10,000	2006
Interior doors and jambs (not standard size)			\$80,000	2006
Cover bricks on interior walls			\$25,000	2006
Furnace replacement			\$230,000	2006
Add vanities in bathrooms, replace sinks			\$115,000	2006
Storage room doors (3 & 4 bedroom apts)			\$7,000	2006
Install closet doors			\$75,000	2006
Floor tile in apartments			\$230,000	2006
Install air conditioning			\$932,000	2006
Linencloset shelving & doors			\$25,000	2006
Screen replacement			\$27,000	2006
Hydrovac sewers			\$10,000	2006
Site lighting upgrade, replace lenses			\$10,000	2006
Total estimated cost over next 5 years			\$3,456,500	

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)
Rebuild apartments (match HOPEVI grant)			\$200,000	2004
Rebuild apartments (match HOPEVI grant)			\$750,000	2005
Total estimated cost over next 5 years			\$950,000	

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
AZ20P001004	MatthewHensonAddition`	4	2%	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Rebuildapartments(matchforHOPEVigrant			\$600,000	2003
Rebuildapartments(matchforHOPEVigrant			\$750,000	2003
Total estimatedcostovertnext5years			\$1,350,000	

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
AZ20P001005	MarcosdeNizaAddition	1	0.7%	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Shelvingin2and3bedroomapartments			\$75,000	2003
Hydrovacsewers			\$12,000	2004
Electricalupgrades			\$40,000	2005
Bugscreens			\$11,000	2005
Backsplashes			\$9,000	2006
Replacelightsinkitchen,bathroomsandhalls			\$36,000	2006
Interiordoors			\$70,000	2006
Kitchencabinets(repairorreplace)			\$326,000	2006
Kitchensinks			\$32,000	2006
Exteriorfaçaderenovation			\$402,000	2006
Hydrovacsewers			\$11,500	2006
Expandbackporchestopatios			\$102,000	2006
Totalestimatedcostovertnext5years			\$1,126,500	

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
AZ20P001006	FrankLukeAddition	3	2.2%	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Faucets(kitchensandbathrooms)			\$28,000	2003
Replacebrokenanddamagedsidewalks			\$2,000	2003
Ranges(replaceasnecessary)			\$25,000	2004
Replacerefrigerators			\$30,000	2004
Hydrovacsewers			\$10,000	2004
Exteriorfaçaderenovation			\$370,000	2004
Furnacereplacement			\$167,000	2005
Groundsimprovement			\$72,000	2005
Sealandstripeparkinglot			\$17,000	2005
ElectricalupgradesinpreparationforAC's			\$145,000	2005
Installairconditioningandremovecoolers			\$282,000	2006
Replacekitchenandbathroomfaucets			\$50,000	2006
Closetdoorsinbedrooms			\$50,000	2006
Replacetowelbars			\$5,000	2006
Replaceclothespoles			\$27,000	2006

Replacelightsinbathroomsandhallways	\$22,000	2006
Livingroomclosetdoors	\$31,000	2006
Replacebathtublinersandtubsasneeded	\$10,000	2006
Hydrovacsewers	\$8,000	2006
Expandpatios	\$70,000	2006
<b>Totalestimatedcostovertnext5years</b>	<b>\$1,421,000</b>	

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)
7B Handicap parking signs & poles		\$1,000	2003
7B Remove Ozanam coolers		\$5,000	2003
Bathroom remodeling		\$172,000	2003
7A Rebuild apartments (match for HOPEVI)		\$150,000	2003
Showers surrounds		\$126,000	2003
7B Replace broken and damaged sidewalks		\$6,000	2003
7B Hydrovac sewers		\$7,000	2003
7B Closet doors		\$66,000	2004
7B Roof replacement		\$434,000	2004
7Bp -traps (kitchens and bathrooms)		\$10,000	2004
7A Rebuild apartments (Match for HOPEVI)		\$50,000	2004
7B Deterrent screens		\$142,000	2004
7B Faucets (kitchens and bathrooms)		\$29,000	2004
7B Showers heads		\$15,000	2005
7B Rangehoods		\$41,000	2005
7B Install GFI's in kitchens		\$15,000	2005
7B Install vanities		\$73,000	2005
7B Widen water heater doorway		\$30,000	2005
7B Water heater replacement		\$44,000	2005
7B Furnaces		\$114,000	2005
Seal & stripe parking and alleys		\$30,000	2005
7B Refrigerators		\$64,000	2005
7B Lower cabinets and countertops		\$292,000	2005
7B Roof coating		\$41,000	2005
7B Interior paint		\$51,000	2005
7B Kitchen cabinet replacement		\$306,000	2005
7B Textured coating on interior walls		\$50,000	2005
7B Ranges		\$53,000	2005
7B Replace plants		\$10,000	2006
7B Community center stairrail, upstairs doors, fascia, canopy		\$100,000	2006
7B Sunscreens		\$21,000	2006
7B Balcony fascia		\$50,000	2006
7B Signage improvements		\$5,000	2006
7B Awnings by back doors		\$25,000	2006
7B Clotheslines and poles		\$29,000	2006
7B Screen replacement		\$31,000	2006
7B Storage shelves		\$20,000	2006
7B Hallway lighting		\$12,000	2006
7B Interior lighting		\$48,000	2006

7BFaucets(kitchensandbathrooms)	\$29,000	2006
7BMeshonsecurityscreendoors	\$7,000	2006
7BInstallairconditioningandremovecoolers	\$600,000	2006
7BPaneloverelectricalbox	\$500	2006
7BPaintandrepairsecuritygrilles	\$13,000	2006
7BMajortreertrimming	\$ 25,500	2006
7BMaintenanceshop(garagedoor,cooler,ductwork)	\$75,000	2006
7BPlayequipment	\$20,000	2006
7BCoveredparking	\$75,000	2006
<b>Totalestimatedcostovertnext5years</b>	<b>\$3,613,000</b>	

Optional5 -YearActionPlanTables			
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment
AZ20P001008A	A.L.Krohn	1	1.3%
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost
			PlannedStartDate (HAFiscalYear)
Ranges(8A1)			\$23,000
Apartmentsigns(8A1)			\$5,000
Balconyfacia(8A1)			\$25,000
Seal&stripealleysandparking(8A2)			\$8,000
Exteriorpainting(8A1)			\$22,000
Refrigerators(8A1)			\$30,000
Replacebrokenanddamagedsidewalks(8A2)			\$6,000
Repairorreplacesecuritygrilles(8A1)			\$8,000
Balconyandstairwaypanels(8A1)			\$25,000
Ranges(8A2)			\$13,500
Hydrovacsewers(8A2)			\$4,000
Sewercleanoutupgrades(8A2)			\$4,000
Hydrovacsewers(8A1)			\$9,000
Sealandstripeparkingandalleys			\$12,000
Rangehoods(8A2)			\$8,000
Roofcoating(8A1)			\$23,000
Hydrovacsewers(8A 2)			\$4,000
Addnewlensesandphotocellstositelighting(8A2)			\$20,000
Interiordoors(8A1)			\$44,000
Windowandsecurityscreens(8A1)			\$40,000
Addclosetdoors(8A2)			\$15,000
Lightinginclosets,hallsand bathrooms(8A2)			\$10,000
GFI's(8A2)			\$8,000
Kitchencabinetsandcountertops(8A2)			\$153,000
Lawnrefurbishing(8A2)			\$5,000
Sewercleanouts(8A2)			\$10,000
Replaceplayequipment(8A2)			\$10,000
Additionalshelving(8A2)			\$5,500
Kitchencabinetandcountertops(8A2)			\$114,000
Bathroomremodeling(8A2)			\$60,000
Furnaces(8A1)			\$76,000
Closetandhallwaydoors(8A1)			\$23,000

Sealandstripeparkingandalley (8A2)	\$7,000	2006
Bathrooms(faucet, vanity, toilet)(8A1)	\$38,000	2006
Additionalstonearoundfrontdoors(8A1)	\$120,000	2006
Shelvinginstorageroom(8A1)	\$11,000	2006
Lensesonexteriorlighting(8A1)	\$20,000	2006
RoofCoating (8A1)	\$15,000	2006
Sewercleanouts(8A1)	\$11,000	2006
Bedroomlighting(8A1)	\$17,000	2006
Hallwayandlivingroomlighting(8A1)	\$12,000	2006
Electricalpanelandmeterupgrades	\$167,000	2006
<b>Totalestimatedcostovertnext5years</b>	<b>\$1,241,000</b>	

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)
Security lights			\$102,000	2003
Sealand stripe alleys and parking lots			\$11,000	2003
Replace broken and damaged sidewalks			\$6,000	2003
Hydrovac sewers			\$12,000	2003
Add sprinkler system with Calsense monitor			\$127,000	2003
Roof coating			\$17,000	2004
Electrical upgrades			\$306,000	2005
Interior painting of units not painted in last 5 years			\$52,000	2005
Roof replacement			\$510,000	2006
Install air conditioning and remove coolers			\$822,000	2006
Pavers for areas where grass will not grow			\$50,000	2006
Screens (security and bug)			\$45,000	2006
Change outdoors with mail slots			\$10,000	2006
Bathroom remodeling (faucet, showerhead, P-trap)			\$48,000	2006
Remove wall by parking lot			\$5,000	2006
Extend curbs (Apt. 572)			\$2,000	2006
Refinish or replace kitchen cabinets			\$606,000	2006
Closet doors			\$66,000	2006
Water heater replacement			\$40,000	2006
<b>Totalestimatedcostovertnext5years</b>			<b>\$2,837,000</b>	

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)
Hydrovac sewers			\$4,000	2003
Elevator mechanical repairs			\$53,000	2003
Hydrovac sewers			\$4,000	2004
Replace main chiller			\$102,000	2004
Mechanical upgrade to call boxes, doors and gates			\$26,000	2004
Patio lighting			\$9,000	2005

Carpetapartments	\$84,000	2005
Hydrovacsewers	\$4,000	2005
Bathroomremodeling	\$239,000	2005
Replaceairhandlers	\$142,000	2005
Rangereplacement	\$ 41,000	2005
Carpethallways	\$32,000	2006
Handrails	\$20,000	2006
Emergencylightingfixturereplacement	\$1,000	2006
Maintenanceshopshelving	\$10,000	2006
Repairkitchencabinets	\$108,000	2006
Landscapingandsidewalks	\$10,000	2006
Detachingofgrass	\$5,000	2006
Hydrovacsewers	\$4,000	2006
<b>Totalestimatedcostovertnext5years</b>	<b>\$898,000</b>	

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inD evelopment	
AZ20P001010	WashingtonManor	0	0%	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Remodelbathrooms			\$255,000	2003
Paintinteriorscommonareasandapartments			\$30 ,000	2003
Replacemailboxes			\$5,500	2003
Callboxes			\$4,000	2003
Exteriorlighting			\$51,000	2003
Hydrovacsewers			\$4,000	2003
Carpetapartments			\$71,000	2003
Sealandstripeparkinglot			\$5,500	2003
Hydrovacsewers			\$ 4,000	2004
Mechanicalupgradestocallboxes,doorsandgates			\$26,000	2004
Hydrovacsewers			\$4,000	2005
Exteriorpainting			\$9,000	2005
Maintenanceshopshelving			\$10,000	2006
Firepanelreplacement			\$8,000	2006
Monitoringcamera s			\$10,000	2006
Sprinklervalvesandheads			\$5,000	2006
Pooltable			\$4,000	2006
Elevatornon -mechanical			\$5,000	2006
Airconditioning			\$200,000	2006
ADAbathroomflooranddrain			\$80,000	2006
Emergencylightingfixturereplaceme nt			\$1,000	2006
Kitchenremodeling			\$80,000	2006
Hydrovacsewers			\$4,000	2006
<b>Totalestimatedcostovertnext5years</b>			<b>\$876,000</b>	

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
AZ20P001034	ScatteredSites	0	0%	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Exteriorpaint			\$5,500	2003
<b>Totalestimatedcostovertnext5years</b>			<b>\$5,500</b>	

Development Number	DevelopmentName (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ20P001035	Scattered Sites	3	6.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior painting			\$50,000	2003
Total estimated cost over next 5 years			\$50,000	

Development Number	DevelopmentName (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001038	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling equipment			\$6,000	2003
Dwelling structures			\$563,000	2003
Site improvements			\$43,000	2003
Site improvements			\$6,000	2004
Dwelling equipment			\$2,000	2004
Dwelling structures			\$84,000	2004
Total estimated cost over next 5 years			\$704,000	

Development Number	DevelopmentName (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001039	Scattered Sites	1	0.6%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dwelling equipment			\$6,000	2003
Dwelling structures			\$478,500	2003
Site improvements			\$36,000	2003
Site improvements			\$43,000	2004
Dwelling structures			\$563,000	2004
Dwelling Equipment			\$6,000	2004
Total estimated cost over next 5 years			\$1,132,500	

Development Number	DevelopmentName (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AZ16P001023	Pine Towers	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Hydrovac sewers			\$8,000	2003
Roofcoating			\$36,000	2003
Emergency lighting replacement			\$1,000	2003
Elevator rebuild			\$153,000	2003

Airhandler/Pneumaticvalvesandthermostats	\$50,000	2003
Landscaping	\$ 31,000	2003
Mechanicalupgradestocallboxes,doorsandgates	\$21,000	2004
Hydrovacsewers	\$8,000	2004
Tilekitchenandbaths	\$80,000	2004
Replacechiller	\$158,000	2004
Sealandstripeparking	\$11,500	2005
Hydrovacsewer	\$ 8,000	2005
Interiorpainting(Commonareas)	\$28,500	2005
Ballvalvesformainshutoffs	\$5,000	2006
Roofcoating	\$31,000	2006
Bathroomremodeling	\$150,000	2006
Exteriorlighting	\$25,000	2006
Maintenanceshopshelving	\$10,000	2006
Callboxes	\$20,000	2006
Communityroomremodel(cabinet,doors,drawers)	\$15,000	2006
Replacecondensationdrrippans	\$28,000	2006
Hydrovacsewers	\$8,000	2006
<b>Totalestimatedcostovernext5years</b>	<b>\$886,000</b>	

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
AZ16P001029	McCartyApartments	0	0%	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedS tartDate (HAFiscalYear)
Hydrovacsewers			\$2,000	2003
Maintaincardreaderandgates			\$8,000	2003
Remodelshowers			\$22,000	2003
Paintinteriors			\$32,000	2004
Domestic hotwaterboilers			\$7,500	2004
Hydrovacsewers			\$2,000	2004
Hydrovacsewers			\$2,000	2005
Hydrovacsewers			\$2,000	2006
Emergencylightingfixturereplacement			\$1,000	2006
Handrails			\$10,000	2006
Repaveparkinglot			\$31,000	2006
Repaveparkinglot			\$1,000	2006
Exteriorlights			\$500	2006
<b>Totalestimatedcostovernext5years</b>			<b>\$121,000</b>	



**ATTACHMENT9**  
**PROGRESSINMEETINGTHE5 -YEARPLANMISSIONANDGOALS**

**STRATEGICGOAL:IncreaseTheAvailabilityOfDecent,Safe,And AffordableHousing**

**PHAGoal:Toexpand thesupplyofassistedhousing**

During2001 -02theCityhasappliedforandreceived227HousingChoiceVouchers.An applicationfor75MainstreamVouchertoproviderentalassistancetodisabledhouseholdswas notreceived.Weanticipateapplyingfor anyfundingopportunitieswhichmaybeavailableand willincreasethenumberofvouchersadministered.

TheCityhasworkedhardtoaccomplisha1.88%vacancyratein2001 -02.TheCityis revitalizingandmodernizingitspublichousingunitstomakethe mmoreattractivetoprogram participants.

TheCityappliedforandreceivedaHOPEVIREvitalizationgranttoreconstructobsoletepublic housingattheMatthewHensonsite.Theseapartmentswereconstructedinthe40'sand rehabilitationwouldnotsolve theoveralldesignproblems.Fundingavailabilitywillbecritical issueastheHousingDepartmentattemptstomodernizetheoldunits,providemixedincome housingandactivelyparticipateintheredevelopmentofourEnterpriseCommunity.

During FiscalYear2000 -01,theHousingDepartmentleveragedpublicfundstocreate37 additionalapartmentunitsofaffordablehousingtoseniors.Thepropertywasacquiredand rehabilitatedusingcityGeneralObligationBondFundsandhasbecomepartoftheCity's AffordableHousingProgram.TheunitsareownedbythecityandtheHousingDepartment contractsthemmanagementandoperationsofthefacility.Therentsaresetatleast\$100below marketratehousing.

InFebruary2001,theHousingDepartmentbrokegroundona36 -unitseniorhousingapartment complex.TheprojectisalsousingGeneralBondFundsfortheconstructionoftheapartment complexthatisscheduledforcompletionin2002.ThefacilitywillbepartoftheCity's AffordableHousingProgramthatprovidesbelowmarketrentalunits.

AspartofacurrentCityBondproposal,theHousingDepartmentintendstodevelopatleastan additionalapartmentcomplexfortheAffordableHousingProgrambefore2005.

**PHAGoal:Toimprovethequality ofassistedhousing**

- TheCityofPhoenixHousingDepartmenthasbeenahighperformerforthelastnineyears andin1999achievedaPublicHousingManagementAssessmentProgram(PHMAP)score of100%.TheCity's2001PublicHousingAssessmentSystem(PHAS )advisoryscoreis92

which should indicate that Phoenix has earned the high performer designation; however, HUD is not issuing designations on advisory scores. 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 to respond 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 replacing and upgrading the roofing to enhance the appearance of the facilities. This fiscal year, the Housing Department used 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 officer to live in its developments.
- In an effort to improve the Matthew Henson public housing development, the Housing Department applied for and received a HOPE VI application to revitalize 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 four working days to respond to routine work orders.
- The Housing Department is in the process of completing 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**

- During 2001 -02, the City has applied for and received 227 Housing Choice Voucher applications. An application for 75 Mainstream Vouchers was submitted, but not awarded to the Housing Department. We anticipate applying for any funding opportunities which may be available and will increase the number of vouchers administered.
- 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 homeownership from the assisted housing program this fiscal year.

- In an effort to explain the importance of public housing to the community, the Housing Department has made 11 presentations to various community groups. The Housing Department utilizes websites to provide information about our facilities, activities and programs.
- The local media has published 6 stories about assisted or affordable housing for its residents in Phoenix during this fiscal year.

**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, eighty-six (86) residents of public housing have participated.
- 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. Over 80 adults and 200+ youth used the computer labs in the last six months.
- On-site case workers 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 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, healthcare or other areas of interest. Since 1994 over 100 residents have found employment through the program.

During this fiscal year, the Housing Department was awarded an Apprenticeship grant to provide apprenticeship opportunities related to the operation of public housing for residents of public and Section 8 housing. Partnerships were formed with the painter's, electrician's, carpenter's and pipefitter's union to ensure the success of the participants.

- **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 297 conventional housing and Section 8 Program residents. The FSS Program has 205 participants employed (69%), with 149 participant families (50%) building escrow accounts.

Since October 21, 1998, eighty-one (81) families have completed their goals and graduated from the program. Of the graduates, thirty-three (33) have become homeowners.

This year the Housing Department applied for and received a \$500,000 2002 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.

In April 2001, the FSS Program received a \$150,000 IDEA (Individual Development Empowerment Account) Program grant through a partnership with the Federal Home Loan Bank/San Francisco, World Savings Bank, and ACORN Housing Corporation Arizona. IDEA Program funds match up to \$3 for every escrow dollar earned (up to \$10,000) by a FSS family for down payment and closing costs for first-time homeownership. The IDEA Program will help fifteen (15) FSS families become homeowners.

- **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.

These 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 has begun 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.

**ATTACHMENT10,Part1**  
**ANNUALPERFORMANCEANDEVALUATIONREPORT**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary</b>					
PHAName:CityofPhoenix,HousingDept.		GrantTypeandNumber CapitalFundProgramGrantNo: AZ20P00150100 ReplacementHousingFactorGrantNo: AZ20P00150100			FederalFYofGrant: 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno: ) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/31/2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	\$565,000	\$475,314	\$213,476	\$21,492
2	1406Operations	\$324,000	\$324,000	\$324,000	\$324,000
3	1408ManagementImprovementsSoftCosts	\$218,000	\$218,000	\$218,000	\$38,494
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit	\$4,000	\$4,000		
6	1415LiquidatedDamages				
7	1430FeesandCosts	\$406,000	\$406,000	\$175,000	\$86,991
8	1440SiteAcquisition				
9	1450SiteImprovement	\$691,000	\$805,000	\$227,750	\$67,476
10	1460DwellingStructures	\$1,920,497	\$2,108,159	\$1,226,385	\$467,609
11	1465.1DwellingEquipment —Nonexpendable	\$229,000	\$258,338	\$258,338	\$223,075
12	1470NondwellingStructures	\$308,000	\$24,000		
13	1475NondwellingEquipment	\$25,000	\$32,000	\$25,000	\$12,490
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	\$76,000	\$76,000		
18	1499DevelopmentActivities				
19	1502Contingency	\$275,000	\$275,000		
	AmountofAnnualGrant:(sumoflines.....)	\$4,530,497	\$4,530,497	\$2,454,473	\$1,220,135
	AmountoflineXXRelatedtoLBPAactivities				
	AmountoflineXXRelatedtoSection504compliance				
	AmountoflineXXRelatedtoSecurity —SoftCosts				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: City of Phoenix, Housing Dept.		Grant Type and Number Capital Fund Program Grant No: AZ20P00150100 Replacement Housing Factor Grant No: AZ20P00150100		Federal FY of Grant: 2001	
<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: 12/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Line XX related to Security -- Hard Costs	\$72,000	\$72,000		
	Amount of line XX Related to Energy Conservation Measures	\$180,000	189,338	\$189,338	\$159,500
	Collateralization Expenses or Debt Service				

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

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P001 50100 Replacement Housing Factor Grant No: AZ20P00150100				Federal FY of Grant: 2001			
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, tree 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	\$110,338	\$110,338	\$110,338	Completed	
	Subtotal			\$199,497	\$418,835	\$147,835	\$110,338		
AZ20P001002	Tre replacement	1450	65	\$68,000	\$68,000	\$0	\$0	Pending	
Frank Luke Homes	Sprinklers in common areas	1450		\$51,000	\$51,000	\$37,400	\$0	In process	
	Sewer cleanout upgrades	1450	230	\$59,000	\$59,000	\$7,350	\$0	In process	
	Exterior painting	1460	230	\$59,000	\$59,000	\$0	\$0	In process	
	Evaporative coolers	1460	230	\$0	\$243,495	\$239,721	\$239,721	In process	
	Subtotal			\$237,000	\$480,495	\$284,471	\$239,721		
AZ20P001003	Seal and stripe alleys and parking	1450		\$16,000	\$0	\$0	\$0	Cancelled	
Matthew Henson	Termites 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	



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

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P001 50100 Replacement Housing Factor Grant No: AZ20P00150100				Federal FY of Grant: 2001			
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	
	Subtotal			\$191,000	\$0	\$0	\$0		
AZ20P001005	Arealighting	1450		\$26,000	\$26,000	\$26,000	\$0	In process	
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	
	Remodel PAL center	1470		\$24,000	\$24,000	\$0	\$0	Indesign	
	Subtotal			\$80,000	\$280,000	\$26,000	\$0		
AZ20P001006	Sewer cleanout upgrades	1450	138	\$14,000	\$14,000	\$14,000	\$0	Indesign	
Frank Luke Addition	Exterior painting	1460	138	\$35,000	\$35,000	\$35,000	\$16,642	Pending	
	Roof replacement	1460	75	\$30,000	\$30,000	\$30,000	\$0	Completed	
	Replace coolers	1460	138	\$0	\$111,167	\$111,167	\$0	Pending	
	Subtotal			\$79,000	\$190,167	\$190,167	\$16,642		
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	\$29,000	\$23,789	Completed	
	Security screens (7B)	1460	140	\$72,000	\$72,000	\$0	\$0	Indesign	
	Enclose stairwells & extend stairs (7B)	1460	21	\$75,000	\$75,000	\$0	\$0	Indesign	
	Enclose stairwells & extend stairs (7A)	1460	3	\$11,000	\$0	\$0	\$0	Cancelled	
	Subtotal			\$197,000	\$176,000	\$29,000	\$23,789		
AZ20P001008A	Repair/reseal/restripe Parking (8A2)	1450		\$25,000	\$25,000	\$25,000	\$9,135	In process	
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	Indesign	
	Enclose stairwells, extend stairs (8A1)	1460	8	\$29,000	\$0	\$0	\$0	Cancelled	

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

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P001 50100 Replacement Housing Factor Grant No: AZ20P00150100				Federal FY of Grant: 2001			
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	
	Subtotal			\$69,000	\$32,000	\$25,000	\$9,135		
AZ20P001008B	Paint interiors of units not painted in last 5 years	1460	75	\$52,000	\$52,000	\$52,000	\$28,988	Completed	
A.L. Krohn Homes	Enclose stairwells and extend stairs	1460	21	\$75,000	\$75,000	\$0	\$0	Indesign	
	Replace stairwell panels	1460		\$15,000	\$15,000	\$0	\$0	Indesign	
	Subtotal			\$142,000	\$142,000	\$52,000	\$28,988		
AZ20P001009	Apt. doors and hardware	1460	108	\$36,000	\$36,000	\$36,000	\$26,036	In process	
Maryvale Parkway Terrace	Roof coating & reroof community building	1460		\$41,000	\$41,000	\$0	\$0	Indesign	
	Replace air handlers	1460	108	\$10,000	\$10,000	\$0	\$0	Indesign	
	Fire alarm system	1460		\$130,000	\$130,000	\$0	\$0	Indesign	
	Subtotal			\$217,000	\$217,000	\$36,000	\$26,036		
AZ20P001010	Faucets in bathrooms	1460	112	\$11,000	\$11,000	\$0	\$0	Cancelled	
Washington Manor	Paint exterior & fascia repair	1460		\$43,000	\$43,000	\$43,000	\$17,140	Completed	
	Water heater replacement	1460	112	\$22,000	\$22,000	\$22,000	\$19,283	Completed	
	Refrigerators	1465.1	112	\$63,000	\$63,000	\$63,000	\$34,069	Completed	
	Subtotal			\$139,000	\$139,000	\$128,000	\$70,492		
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	\$0	\$0	\$0	Cancelled	
	Community center renovation	1470		\$57,000	\$0	\$0	\$0	Cancelled	
	Remodel PAL center	1470	1	\$100,000	\$0	\$0	\$0	Cancelled	

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

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P001 50100 Replacement Housing Factor Grant No: AZ20P00150100				Federal FY of Grant: 2001			
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	
	Subtotal			\$323,000	\$0	\$0	\$0		
AZ16P001023	Perimeter wall on south and west	1450		\$51,000	\$51,000	\$51,000	\$27,205	Completed	
Pine Towers Apts.	Fire alarm system	1460		\$110,000	\$110,000	\$0	\$0	Cancelled	
	Carpet & tile replacement in hallways	1460		\$62,000	\$62,000	\$62,000	\$33,077	Completed	
	Refinish cabinets	1460	156	\$108,000	\$108,000	\$0	\$0	Indesign	
	Bathroom vents	1460	156	\$21,000	\$21,000	\$0	\$0	Indesign	
	Refrigerators	1465.1	156	\$42,000	\$62,000	\$62,000	\$61,952	Completed	
	Subtotal			\$394,000	\$414,000	\$175,000	\$122,234		
AZ16P001029	Repave parking lot	1450		\$31,000	\$31,000	\$0	\$0	Indesign	
McCarty Apts.	Paint exterior	1460	24	\$27,000	\$27,000	\$0	\$0	Moved to 708	
	Refrigerators	1465.1	24	\$13,000	\$16,000	\$16,000	\$15,093	Completed	
	Subtotal			\$71,000	\$74,000	\$16,000	\$15,093		
AZ20P001036	Site improvements	1450	27	\$38,000	\$38,000	\$38,000	\$7,347	In progress	
Scattered Sites	Dwelling Structures	1460	27	\$521,000	\$521,000	\$521,000	\$66,804	In progress	
	Dwelling equipment	1465.1	27	\$7,000	\$7,000	\$7,000	\$1,623	In progress	
	Subtotal			\$566,000	\$566,000	\$566,000	\$75,774		
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	\$37,000	\$19,918	Pending	
Scattered Sites									
	Subtotal			\$37,000	\$37,000	\$37,000	\$19,918		

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

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P001 50100 Replacement Housing Factor Grant No: AZ20P00150100				Federal FY of Grant: 2001			
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	
AZ20P001042	Exterior Painting	1460	10	\$17,000	\$17,000	\$0	\$0	Pending	
	Scattered Sites								
	Subtotal			\$17,000	\$17,000	\$0	\$0		
AZ20P001099	Operations	1406		\$324,000	\$324,000	\$324,000	\$324,000	Completed	
	Projectwide Activities	1408		\$218,000	\$218,000	\$218,000	\$38,494	Pending	
	Audit fees	1411		\$4,000	\$4,000	\$0	\$0	Pending	
	Architecture and Engineering fees	1430.1		\$350,000	\$350,000	\$175,000	\$86,991	In process	
	Inspection costs	1430.7		\$56,000	\$56,000	\$0	\$0	Pending	
	New PCs for modernization	1475.1	2	\$0	\$7,000	\$0	\$0	Pending	
	Vehicle for relocation	1475.7		\$25,000	\$25,000	\$25,000	\$12,490	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	\$742,000	\$461,975		
NonCFPP projects	Fill more landscaping	9999		\$60,000	\$60,000	\$0	\$0	In design	
	Sunnyslope exterior painting	9999		\$75,000	\$31,493	\$31,493	\$21,492	Completed	
	Fill more nurse call	9999		\$50,000	\$50,000	\$29,692	\$0	Awarded	
	Fill more 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	110	\$60,000	\$66,231	\$66,231	\$0	In construction	
	Sunnyslope tile in common areas	9999		\$60,000	\$10,000	\$8,470	\$0	Awarded	
	Fill more apartment carpet	9999		\$60,000	\$72,416	\$72,416	\$0	Awarded	
	Fill more 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 Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: City of Phoenix, Housing Department		<b>Grant Type and Number</b> Capital Fund Program Grant No: AZ20P001 50100 Replacement Housing Factor Grant No: AZ20P00150100				Federal FY of Grant: 2001	
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

**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	<b>Grant Type and Number</b> Capital Fund Program No: AZ20P00150100 Replacement Housing Factor No: AZ20P00150100	<b>Federal FY of Grant:</b> 2001
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Development Number Name/HA-Wide Activities	All Funds 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			

**ATTACHMENT10,Part2  
ANNUALPERFORMANCEANDEVALUATIONREPORT**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: City of Phoenix, Housing Dept.		Grant Type and Number Capital Fund Program Grant No: AZ20 P00150101 Replacement Housing Factor Grant No: AZ20P00150101			Federal FY of Grant: 2001
<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: 12/31/2001 <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				
2	1406 Operations	\$333,000		\$333,000	\$333,000
3	1408 Management Improvements Soft Costs	\$264,000			
	Management Improvements Hard Costs				
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		\$44,300	
10	1460 Dwelling Structures	\$1,799,000	\$11,000	\$378,773	\$13,858
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	1499 Development Activities				
19	1502 Contingency	\$287,000			
	Amount of Annual Grant: (sum of lines.....)	\$4,622,130	\$11,000	\$756,073	\$346,858
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	\$100,000			
	Amount of line XX Related to Security — Soft Costs	\$75,000			

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

PHAName: City of Phoenix, Housing Dept.	Grant Type and Number Capital Fund Program Grant No: AZ20 P00150101 Replacement Housing Factor Grant No: AZ20P00150101	Federal FY of Grant: 2001
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Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2001  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Line XX related to Security --Hard Costs	\$68,000			
	Amount of line XX Related to Energy Conservation Measures				
	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**

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150101 Replacement Housing Factor Grant No: AZ20P00150101				Federal FY of Grant: 2001			
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	Additional parking	1450		\$364,000	\$0	\$0	\$0	Pending	
Marcos de Niza	Speedbumps	1450	8	\$10,000	\$0	\$0	\$0	In process	
	Water park play area for kids	1450	1	\$100,000	\$0	\$0	\$0	Cancelled	
	Termite damage repair	1460		\$161,000	\$0	\$0	\$0	Indesign	
	Ventilator fans for attic	1460	39	\$5,000	\$0	\$0	\$0	Pending	
	Subtotal			\$640,000	\$0	\$0	\$0		
AZ20P001002	Replace electrical poles	1450	3	\$12,000	\$0	\$0	\$0	Pending	
Frank Luke Homes	Water park play area for kids	1450	1	\$100,000	\$0	\$0	\$0	Indesign	
	Replace gate valves	1450	12	\$60,000	\$0	\$0	\$0	Indesign	
	Add sprinklers system	1450		\$153,130	\$0	\$44,300	\$0	In process	
	Hydrovac sewers	1450	230	\$9,000	\$0	\$0	\$0	In process	
	Install termite baiting system	1450		\$13,000	\$0	\$0	\$0	Pending	
	Up duct replacement	1460	58	\$9,000	\$0	\$0	\$0	Indesign	
	Paint interior of units not painted in last 5 years	1460	58	\$58,000	\$0	\$0	\$0	Pending	
	Meter box doors	1460	70	\$7,000	\$0	\$0	\$0	Indesign	
	Add shut off valve to units	1460	230	\$32,000	\$0	\$0	\$0	Indesign	
	Subtotal			\$453,130	\$0	\$44,300	\$0		
AZ20P001005	Speedbumps	1450	8	\$9,000	\$0	\$0	\$0	Indesign	
Marcos de Niza Addition	Paint interior of units not painted in last five years	1460	100	\$80,000	\$0	\$0	\$0	Planning	
	Termite damage repair	1460		\$161,000	\$0	\$0	\$0	Pending	
	Subtotal			\$250,000	\$0	\$0	\$0		

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

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150101 Replacement Housing Factor Grant No: AZ20P00150101				Federal FY of Grant: 2001			
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	
AZ20P001006	Replace electrical poles	1450	2	\$10,000	\$0	\$0	\$0	Indesign	
Frank Luke Addition	Hydrovac sewers	1450	138	\$6,000	\$0	\$0	\$0	Pending	
	Replace shut off valve to apts.	1460	138	\$18,000	\$0	\$0	\$0	Indesign	
	Subtotal			\$34,000	\$0	\$0	\$0		
AZ20P001007	Electrical poles	1450	2	\$10,000	\$0	\$0	\$0	Pending	
Sidney Osborn	Electrical transformer	1450	1	\$3,000	\$0	\$0	\$0	Indesign	
	Install perimeter fence by basketball court	1450		\$16,000	\$0	\$0	\$0	Indesign	
	Hydrovac sewers	1450		\$11,000	\$0	\$0	\$0	Indesign	
	Upgrade electrical wiring to three wire	1460		\$325,000	\$0	\$0	\$0	Cancelled	
	Ozanam water heater	1460		\$5,000	\$11,000	\$10,773	\$0	Completed	
	Subtotal			\$370,000	\$11,000	\$10,773	\$0		
AZ20P001008A	Electrical pole replacement	1450	1	\$12,000	\$0	\$0	\$0	Indesign	
A.L. Krohn Homes	Cement poles for parking, cement island & cement bumper block	1450		\$60,000	\$0	\$0	\$0	Pending	
	Hydrovac sewers	1450		\$1,000	\$0	\$0	\$0	Pending	
	Water heaters	1460	38	\$19,000	\$0	\$0	\$0	Pending	
	Painting, interior for apts not painted in last 5 years	1460	10	\$10,000	\$0	\$0	\$0	Pending	
	Subtotal			\$102,000	\$0	\$0	\$0		
AZ20P001008B	Replace fence along Edison Park	1460	1	\$60,000	\$0	\$0	\$0	In bidding	
A.L. Krohn Homes	Detach grass	1450		\$8,000	\$0	\$0	\$0	Indesign	
	Hydrovac sewers	1460	101	\$4,000	\$0	\$0	\$0	Indesign	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150101 Replacement Housing Factor Grant No: AZ20P00150101				Federal FY of Grant: 2001			
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	
	Subtotal			\$72,000	\$0	\$0	\$0		
AZ20P001009	Landscaping	1450		\$25,000	\$0	\$0	\$0	Indesign	
Maryvale Parkway Terrace	Modification of boiler room doors	1460		\$10,000	\$0	\$0	\$0	Indesign	
	Modify deck railings	1460		\$45,000	\$0	\$0	\$0	Indesign	
	Painting exterior trim	1460	108	\$15,000	\$0	\$0	\$0	Indesign	
	Interior pantry & closet doors	1460	324	\$36,000	\$0	\$0	\$0	Pending	
	Replace mailboxes	1460	108	\$5,000	\$0	\$0	\$0	Pending	
	Backup chiller	1465.1	1	\$79,000	\$0	\$0	\$0	Pending	
	Subtotal			\$215,000	\$0	\$0	\$0		
AZ20P001010	Carpet common areas	1460		\$27,000	\$0	\$0	\$0	Inbidding	
Washington Manor	Roofcoating	1460		\$45,000	\$0	\$0	\$0	Indesign	
	Lighting improvements	1460		\$22,000	\$0	\$0	\$0	Indesign	
	Apartment door replacement	1460	112	\$37,000	\$0	\$0	\$0	Purchased	
	Subtotal			\$131,000	\$0	\$0	\$0		
AZ20P001018	Exterior painting	1460	25	\$25,000	\$0	\$0	\$0	Pending	
Scattered Sites	Subtotal			\$25,000	\$0	\$0	\$0		
AZ16P001023	Paint hallways and apt's not painted in last 5 years	1460	120	\$50,000	\$0	\$0	\$0	Inbidding	
Pine Towers Apts.	Apartment doors	1460		\$75,000	\$0	\$0	\$0	Indesign	
	Subtotal			\$125,000	\$0	\$0	\$0		
AZ16P001029	Roofcoating	1460		\$5,000	\$0	\$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**

PHAName: City of Phoenix, Housing Department		Grant Type and Number Capital Fund Program Grant No: AZ20P00150101 Replacement Housing Factor Grant No: AZ20P00150101				Federal FY of Grant: 2001			
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	
McCarty Apts.	Rangereplacement	1465.1	24	\$9,000	\$0	\$0	\$0	Pending	
	Remodel laundry room	1470	1	\$6,000	\$0	\$0	\$0	Pending	
	Subtotal			\$20,000	\$0	\$0	\$0		
AZ20P001037	Site improvements	1450	27	\$28,000	\$0	\$0	\$0	In progress	
Scattered Sites	Dwelling Structures	1460	27	\$368,000	\$368,000	\$368,000	\$13,858	In progress	
	Dwelling equipment	1465.1	27	\$4,000	\$0	\$0	\$0	In progress	
	Subtotal			\$400,000	\$368,000	\$368,000	\$13,858		
AZ20P001042	Exterior painting	1460	11	\$11,000	\$0	\$0	\$0	Pending	
Scattered Sites									
	Subtotal			\$11,000	\$0	\$0	\$0		
AZ20P001043	Exterior painting	1460	6	\$6,000	\$0	\$0	\$0	Pending	
Scattered Sites									
	Subtotal								
AZ20P001045	Exterior Painting	1460	23	\$23,000	\$0	\$0	\$0	Pending	
Scattered Sites									
	Subtotal								
AZ20P001099	Operations	1406		\$333,000	\$0	\$333,000	\$0	Completed	
Projectwide Activities	W.O.system printing upgrade (CFP eligible portion only)	1408		\$11,000	\$0	\$0	\$0	Pending	
	Economic Initiatives	1408		\$250,000	\$0	\$0	\$0	Pending	
	Software for new CFP grant tracking	1408		\$3,000	\$0	\$0	\$0		
	Audit fees	1411		\$4,000	\$0	\$0	\$0	Pending	
	Architecture and Engineering fees	1430.1		\$534,000	\$0	\$0	\$0	In process	

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

PHAName: City of Phoenix, Housing Department		<b>Grant Type and Number</b> Capital Fund Program Grant No: AZ20P00150101 Replacement Housing Factor Grant No: AZ20P00150101				<b>Federal FY of Grant:</b> 2001			
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
	Inspection costs		1430.7		\$58,000	\$0	\$0	\$0	Pending
	Landscape Housing offices at 830 E. Jefferson (Cost to be split with Section 8)		1450		\$31,000	\$0	\$0	\$0	Pending
	ADA compliance cepts. For hearing & visually impaired		1460		\$100,000	\$0	\$0	\$0	On order
	Van for painter rw		1475.7	1	\$27,000	\$0	\$0	\$0	On order
	Brush truck for use by warehouse		1475.7	1	\$29,000	\$0	\$0	\$0	On order
	Relocation costs		1495.1		\$78,000	\$0	\$0	\$0	Pending
	Contingency		1502		\$287,000	\$0	\$0	\$0	Pending
	Subtotal				\$1,745,000	\$0	\$333,000	\$333,000	

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

PHAName: City of Phoenix, Housing Department	<b>Grant Type and Number</b> Capital Fund Program No: AZ20P00150101 Replacement Housing Factor No: AZ20P00150101	Federal FY of Grant: 2001
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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	03/2003			09/2004			
AZ20P001002	03/2003			09/2004			
AZ20P001005	03/2003			09/2004			
AZ20P001006	03/2003			09/2004			
AZ20P001007	03/2003			09/2004			
AZ20P001008A	03/2003			09/2004			
AZ20P001008B	03/2003			09/2004			
AZ20P001009	03/2003			09/2004			
AZ20P001010	03/2003			09/2004			
AZ16P001023	03/2003			09/2004			
AZ16P001029	03/2003			09/2004			
AZ20P001037	03/2003			09/2004			
AZ20P001042	03/2003			09/2004			
AZ20P001043	03/2003			09/2004			
AZ20P001045	03/2003			09/2004			