

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																									
A.1	<p>PHA Name: <u>City of Tucson Housing and Community</u> PHA Code: <u>AZ004 & AZ033</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The City of Tucson/Pima County Consortia Five-Year/Annual Plan is provided for public view on our website https://www.tucsonaz.gov/housing-and-community-development</p> <table border="1" data-bbox="224 947 1479 1192"> <thead> <tr> <th>AMP Number</th> <th>Property Name</th> <th>Property Address</th> </tr> </thead> <tbody> <tr> <td>Administrative Office</td> <td>City of Tucson Housing and Community Development</td> <td>310 N Commerce Park Loop, Tucson, AZ 85745</td> </tr> <tr> <td>AZ004000048</td> <td>Tucson House</td> <td>1501 N Oracle Rd, Tucson, AZ 85705</td> </tr> <tr> <td>AZ004700120</td> <td>MLK</td> <td>55 N 5th Ave, Tucson, AZ 85701</td> </tr> <tr> <td>AZ004600113</td> <td>Craycroft Towers</td> <td>1645 N Craycroft Rd, Tucson, AZ 85712</td> </tr> </tbody> </table> <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="215 1291 1471 1686"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA: City of Tucson Housing and Community Development</td> <td>AZ004</td> <td>Housing Choice Voucher</td> <td>Public Housing Program</td> <td>1505</td> <td>4798</td> </tr> <tr> <td>Pima County Community Services</td> <td>AZ033</td> <td>Housing Choice Voucher</td> <td></td> <td></td> <td>877</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	AMP Number	Property Name	Property Address	Administrative Office	City of Tucson Housing and Community Development	310 N Commerce Park Loop, Tucson, AZ 85745	AZ004000048	Tucson House	1501 N Oracle Rd, Tucson, AZ 85705	AZ004700120	MLK	55 N 5 th Ave, Tucson, AZ 85701	AZ004600113	Craycroft Towers	1645 N Craycroft Rd, Tucson, AZ 85712	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA: City of Tucson Housing and Community Development	AZ004	Housing Choice Voucher	Public Housing Program	1505	4798	Pima County Community Services	AZ033	Housing Choice Voucher			877						
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B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>To make Tucson a Home for Everyone by Providing opportunities that empower people and strengthen our community.</p>																																									

<p>B.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.</p> <p>Increase affordable housing availability</p> <ul style="list-style-type: none"> • Goal 1 – Expand Housing Supply – increase the number of participating landlords for the HCV program; engage landlord associations and host quarterly workshops with associations- including realtors, HOA’s and apartment complexes. Investigate the need to use HOME, and Low-Income Tax Credits funds to purchase lots and complexes throughout the city and use for affordable housing including the HCV program (with third party management); maintain one-for-one replacement options for PH program • Goal 2 – Decrease homelessness - improve relationship with referring agencies to assist with voucher HPP vouchers to increase utilization to 100% of the 598 available vouchers. Investigate the ability to work with local constables to provide referrals for families that may experience homelessness – add program preference to the HCV and PH programs • Goal 3 – Unit vacancies – reduce the number of unit vacancies across the entire portfolio to less than 3% on average • Goal 4 – Project-Based Vouchers – evaluate the usage of project-based vouchers by non-profit organizations to serve special populations and promote access to case management and other services; look at options for employment preferences for some project-based vouchers <p>Create Administrative Efficiency and Improving Customer Service</p> <ul style="list-style-type: none"> • Goal 1 – Software Upgrade/Conversion – review the effectiveness of the current software; including upgrades that will allow the agency to complete processes remotely without the family visiting the office including accepting electronic payments, recertifications, appointments, etc. • Goal 2 –Increased Staff Capacity – improve growth potential and staff capacity by transiting staff laterally to other areas of the organization to obtain a broad view of the operations of both the HCV, PH and PCD • Goal 3 – Open Waitlist – the agency will review the opportunity to open the waitlist to take a limited number of applications <p>Improve Quality of Assisted Housing</p> <ul style="list-style-type: none"> • Goal 1 – Rental Assistance Demonstration (RAD) feasibility – complete physical needs assessment for entire Public Housing portfolio to determine current condition and overall cost of capital improvements; which includes asset repositioning if needed with demolition and deposition of properties • Goal 2 – Mobility Counseling – look at feasibility to create a housing navigator position that can complete outreach with the community to assist voucher holders on locating needed housing for program utilization; assist with de-concentration for assisted housing by providing options throughout the City of Tucson or Pima County • Goal 3 – Modernization and Renovation • Goal 4 – Program utilization - <p>Promote Self-Sufficiency</p> <ul style="list-style-type: none"> • Goal 1 – Resident Training Programs – coordinate better with local agencies to provide supportive services to increase employability for families in both the HCV and PH program as well as increase the independence of elderly and disabled families • Goal 2 – Increase Participation in the Family Self-Sufficiency Program – over the next five years increase the FSS program by at least 15% for both the HCV and PH programs • Goal 3 – Homeownership Option – develop needed relationship with lenders, realtors, home inspectors to implement the HCV homeownership program; schedule orientations for families twice a year. Leverage resources between the City and County Departments to purchase homes on the tax liens list, etc. as low-income homeownership options <p>Promote Fair Housing and De-concentration</p> <ul style="list-style-type: none"> • Goal 1 – Section 3 – enforce Section 3 requirements by providing training, employment, contracting and other economic opportunities for low and very low-income persons; look to implement language in contracts for the HCV and PH programs that will require contractors to provide training for funds for training for the program participants
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Improved Quality of Assisted Housing</p> <ul style="list-style-type: none"> • The City of Tucson completed some project renovations/modernization by replacing roofs, updated cabinets, flooring, converting to air conditioning, improving parking lots • The City of Tucson was awarded a HUD Security Grant in the amount of \$250,000 which improved security with replacement of windows, doors, etc. • The Agency continues to work with non-profit agencies to award project-based vouchers a total of 220 have been awarded of those 164 were designated for special populations. With HOME funding 6 complexes were built or rehabilitated for accept those project-based vouchers • Increased program availability for homeless persons with a partnership with the Tucson Pima Collaboration to End Homeless to provide 10% of public housing inventory and HCV vouchers to accept referrals for the most vulnerable related to homelessness • Revitalized the Tucson House resident council and in the process of doing the same with MLK <p>Expand Supply</p> <ul style="list-style-type: none"> • Decreased unit vacancies for public housing to 4% • Increased the number vouchers for the VASH program to 636 total available vouchers <p>Promote Self-Sufficiency</p>

	<ul style="list-style-type: none"> • The Agency was awarded Family Unification Vouchers and is currently working on leasing on of the vouchers • In 2018 the City of Tucson was invited by HUD to apply for the Job Plus Grant; the City wasn't awarded the grant but will try again in the near future • Staff attended HCV homeownership certification training; the policies have been updated; currently working on collaborations with other entities to move program forward • Hosted quarterly workshops for Family Self Sufficiency participants associated with Financial Literacy, Education Fair, Job Fair, Fall Festival, Mother's Day event and in conjunction with Parks and Rec hosted a School Supply Event in addition, the FSS program awarded scholarship to participants to assist them with achieving their goals <p>Program Enhancements</p> <ul style="list-style-type: none"> • Increase program staff for both the HCV and PH programs • Implemented new software system from Yardi to Emphysys Elite • Transitioned PHA financial records and reporting from City Wide software to Emphysys Elite • Collaborated with non-profit organizations to award vouchers to special populations persons/families • Implemented smoke-free policy for all of Public Housing program
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>In accordance with PIH Notice 2017-08 (HA) and the VAWA Final Rule, the City of Tucson provides applicants and tenants the Notice of Occupancy Rights under the Violence Against Women Act and has created Transfer Plan for victims</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The City of Tucson/Pima County PHA consortium considers any significant change to the HCV Administrative Plan or the ACOP that would change the rent, admissions, policies, or pet policies as significant amendments or substantial deviations/modifications. Any changes to the aforementioned that are a direct result of conversion activities included in the plan will not be considered a substantial deviation/modification. Any change with regard to additional demolition or disposition, designation, or conversion activities not contemplated in this plan would be constituted as a significant amendment.</p> <p>Any revision to the City of Tucson/Pima County PHA consortium plans and/or policies adopted or implemented as a result of a Presidential Order, Congressional appropriation or legislation, HUD revision to any program regulation governing the HCV or PH programs or funding stream, or editorial changes such as additional detailed language provided for clarification of activities will not be considered a significant amendment or modification to the 5-year plan.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> the public meeting will be held on March 26, 2020</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The Plan is currently under review and any comments will be included with the Plan submission in April 2020</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
