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| Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i> | 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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | |
|---|---|------------------------|----------------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|---|-------|------------------------|----------------|------|------|--------------------------------|-------|------------------------|--|--|-----|
| A.1 | <p>PHA Name: City of Tucson Housing and Community Development Department PHA Code: AZ004 & AZ033</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 7/1/2017</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 1505 Number of Housing Choice Vouchers (HCVs) 5654 Total Combined Units/Vouchers 7159</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan & all of its Elements are available in each AMP management office, the central office, and the City of Tucson website: www.tucsonaz.gov/hcd/plans</p> <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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 Department</td> <td>AZ004</td> <td>Housing Choice Voucher</td> <td>Public Housing</td> <td>1505</td> <td>4777</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> </tbody> </table> | 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 Department | AZ004 | Housing Choice Voucher | Public Housing | 1505 | 4777 | Pima County Community Services | AZ033 | Housing Choice Voucher | | | 877 |
| 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 Department | AZ004 | Housing Choice Voucher | Public Housing | 1505 | 4777 | | | | | | | | | | | | | | | | |
| Pima County Community Services | AZ033 | Housing Choice Voucher | | | 877 | | | | | | | | | | | | | | | | |
| Annual Plan Elements | | | | | | | | | | | | | | | | | | | | | |

Revision of PHA Plan Elements.

B.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management
- Grievance Procedures.
- Homeownership Programs
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention
- Pet Policy
- Asset Management.
- Substantial Deviation
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

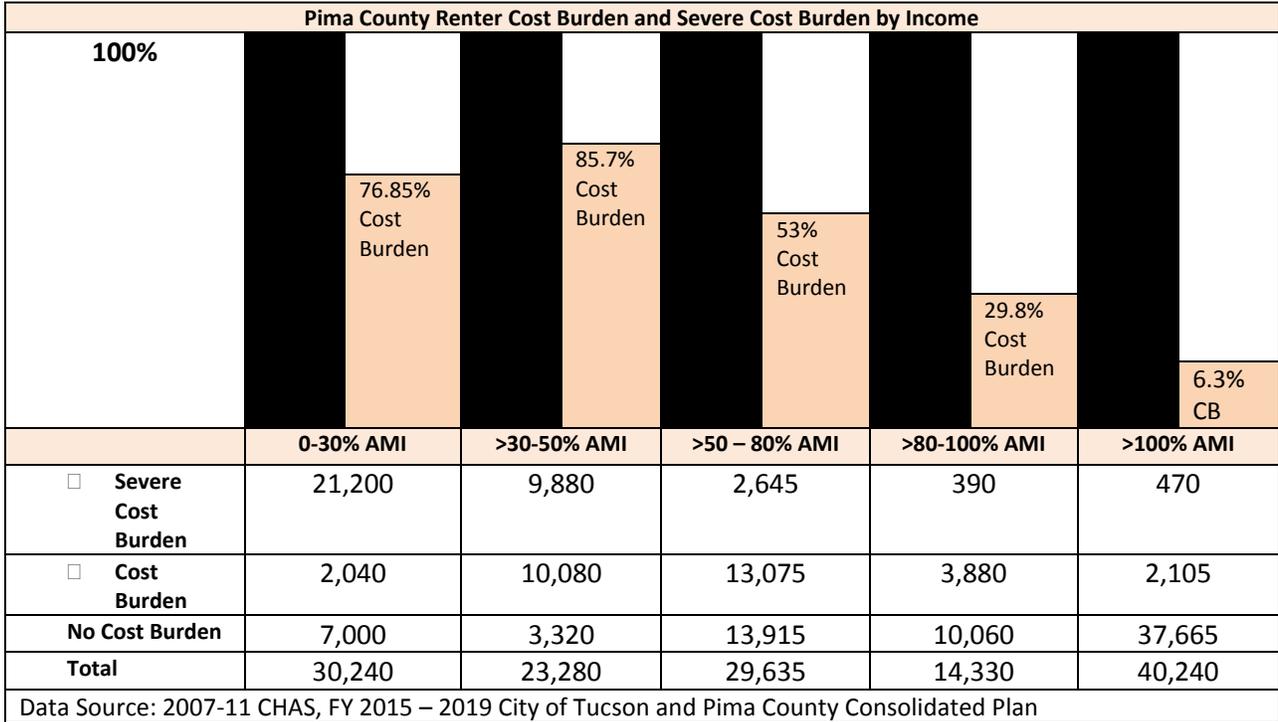
Statement of Housing Needs and Strategy for Addressing Housing Needs – The census data below indicates that more than 50,000 families are cost burden reflecting a need for more than 50,000 additional affordable housing units. In addition our waiting lists reveal a need for additional ADA accessible particularly for larger bedroom size. To support the development of additional affordable housing units the PHA will expand Project Based Voucher opportunities to align with the Low Income Housing Tax Credit applications. In addition, the Public Housing Program will continue to use Capital Funds to modify Public Housing units for ADA accessibility.

The Section 8 Homeownership Program was authorized in 2006 and allocated up to 25 Tucson Vouchers and 15 Pima vouchers for the program and has always been a component of the FSS program. Only three clients have participated in the SEHOP with the last moving off of HCV assistance in 2011. The PHA has re-trained its FSS staff and enhance the marketing of this program.

Housing Needs of Families by Type

| HUD Table 6 - Total Households Table (Pima County) | | | | | |
|---|--------|---------|---------|----------|---------|
| AMI | 0-30% | >30-50% | >50-80% | >80-100% | >100% |
| Households | 44,277 | 42,424 | 61,210 | 37,219 | 382,380 |
| Small Family | 12,195 | 12,239 | 20,930 | 12,488 | 148,781 |
| Large Family | 3,780 | 3,438 | 5,620 | 3,049 | 30,702 |
| At least 1 person 62-74 yrs | 6,038 | 8,165 | 11,534 | 7,645 | 77,400 |
| At least 1 person age 75 + | 4,866 | 8,191 | 9,473 | 5,085 | 48,024 |
| At least 1 child <=6 yrs old | 8,112 | 6,759 | 11,328 | 5,265 | 51,036 |
| Data Source: 2007-11 CHAS | | | | | |

| HUD Table 7 – Other Housing Problems Table Pima County | Renter | | | | | Owner | | | | |
|---|----------------------|---------------------------|---------------------------|----------------------------|--------------|----------------------|---------------------------|---------------------------|----------------------------|--------------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard | 659 | 408 | 524 | 255 | 1,846 | 240 | 209 | 158 | 87 | 694 |
| Severely Overcrowded | 953 | 865 | 630 | 75 | 2,523 | 232 | 283 | 119 | 124 | 758 |
| Overcrowded | 1,855 | 1,600 | 1,415 | 480 | 5,350 | 372 | 543 | 1,195 | 484 | 2,594 |
| Source: 2007-11 CHAS | | | | | | | | | | |



Pima County Race and Ethnicity (Source: American Community Survey – ACS 2013)

| | Pima County | City of Tucson |
|--------------------------------|-------------|----------------|
| White | 81% | 81% |
| Hispanic or Latino | 36% | 43% |
| Black/African American | 5% | 7% |
| Asian/Pacific Islander | 4% | 4% |
| American Indian/Alaskan Native | 4% | 4% |
| Other Race | 10% | 13% |

Based on information in the FY 2015-2019 Consolidated Plan, 61 of Pima County’s 235 Census Tracts have a disproportionate concentration of minorities; 52 of the City of Tucson’s 149 Census Tracts have a disproportionate concentration of minorities.

Housing Problems of Householders with Disabilities by Tenure and Income

| | Owners | | | Renters | | |
|--------|-----------------|-------|-----|-----------------|-------|-----|
| | Housing Problem | | | Housing Problem | | |
| | No. | % | | No. | % | |
| < 30% | 2,275 | 1,580 | 69% | 3,590 | 2,745 | 76% |
| 30-50% | 3,465 | 1,840 | 53% | 3,265 | 2,765 | 85% |
| 50-80% | 5,260 | 1,855 | 35% | 2,790 | 1,640 | 59% |
| >80% | 14,910 | 2,780 | 19% | 3,285 | 800 | 24% |
| | 25,910 | 8,055 | 31% | 12,930 | 7,950 | 61% |

Source: 2007-11 CHAS

Housing Problems of the Elderly by Age Group, Income and Tenure (Pima County 2007-11 CHAS)

| Age 62-74 | Owners | | | Renters | | |
|--------------|---------------|------------------------|------------|---------------|------------------------|------------|
| | Total | Has 1 or more problems | | Total | Has 1 or more problems | |
| | | No. | % | | No. | % |
| < 30% AMI | 3,348 | 2,780 | 83% | 2,345 | 1,570 | 67% |
| 30-50% | 5,176 | 3,132 | 61% | 2,520 | 2,150 | 85% |
| 50-80% | 7,855 | 3,340 | 43% | 3,034 | 1,819 | 60% |
| 80-100% | 5,995 | 1,860 | 31% | 1,340 | 535 | 40% |
| >100% | 37,284 | 5,199 | 14% | 3,853 | 439 | 11% |
| Total | 59,658 | 16,311 | 27% | 13,092 | 6,513 | 50% |
| | | | | | | |
| Age 75+ | Owners | | | Renters | | |
| | Total | Has 1 or more problems | | Total | Has 1 or more problems | |
| | | No. | % | | No. | % |
| < 30% AMI | 2,568 | 1,805 | 70% | 2,040 | 1,230 | 60% |
| 30-50% | 5,522 | 2,310 | 42% | 2,394 | 1,759 | 73% |
| 50-80% | 7,009 | 1,960 | 28% | 2,030 | 1,325 | 65% |
| 80-100% | 3,865 | 715 | 18% | 1,020 | 620 | 61% |
| >100% | 16,744 | 1,125 | 7% | 2,744 | 890 | 32% |
| Total | 35,708 | 7,915 | 22% | 10,228 | 5,824 | 57% |

The PHA completed an analysis for the site-based waiting list and determined that there is no significant change in households receiving assistance.

2017 City of Tucson Public Housing Authority (PHA) – Families Housed from the Waiting List

All Scattered Site Properties*

| RACE | American Indian | Asian or Pacific Islander | Black | White | Other | Total |
|---|------------------|---------------------------|--------------------|--------------------|-------------------|--------------|
| 2013 # and percent of move-ins | 41 (3%) | 12 (.09%) | 164 (11.8%) | 1,169 (84%) | 2 (.001%) | 1,388 |
| 2017 # and percent of move-ins | 47 (.05%) | 4 (<1%) | 134 (.16%) | 629 (76%) | 5 (<1%) | 819 |
| Percent Change From 2013 to 2017 | +13% | -66% | -19% | -53% | +250% | -41% |

| ETHNICITY | Hispanic | Non-Hispanic | Unknown |
|----------------|----------|--------------|---------|
| 2013 | 769 | 619 | 0 |
| 2017 | 378 | 438 | 0 |
| Percent Change | -51% | -30% | 0 |

Based on the needs identified in the HUD Consolidated Plan the Agency continues to provide decent, safe, and affordable housing in Tucson and Pima County. In order to address the increasing community needs, the Agency has become more proactive in using available resources to define and expand existing strategies.

Analysis of PHA portfolio and options: The City of Tucson, during the last year, has worked on an analysis of the Public Housing portfolio to identify strategies for long-term viability. Issues under evaluation include: 1) funding sources; 2) financing mechanisms; 3) rent structures; 4) capital and structural improvements; 5) property mix and locations; 6) operations costs, energy costs and management efficiencies; 7) neighborhood context and revitalization initiatives; 8) coordination of City services for low-income residents; and 9) maintaining the one-for-one replacement of any units that are removed from the public housing portfolio. It has been determined that the PHA should move forward with the procurement of a Master Developer to assist mission to revitalize the portfolio. An RFQ will be developed and once Board of Commissioner approval is received, the PHA will move forward to begin the revitalization of the portfolio.

Choice Neighborhoods and Rental Assistance Demonstration (RAD): In 2016 the City of Tucson applied for a Choice Neighborhoods Planning and Action Grant from the U.S. Department of Housing and Urban Development (HUD). This application was not selected for funding in this national competition. The Agency has reapplied for the grant and is waiting for the HUD announcement of the 2017 grant awards. The application incorporated a physical needs assessment a 408 unit seventeen-story public housing building that represents 27% of the local PHA public housing portfolio, the Tucson House. The physical needs assessment resulted in a “severely distressed” designation, due to the antiquated systems in the building. This elderly and disabled high rise public housing building is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP). The intent is to plan for the transformation of to address the aged building systems including HVAC, domestic water distribution, fire suppression, electrical and other special building components. The PHA will also include energy conservation and finishes. The agency has built on the previous Choice Neighborhoods application and will continue to integrate the Tucson House residents and neighbors in a collective process and projects to benefit all area residents. The application was further strengthened through the award of the Byrne Criminal Justice Innovation Program which has targeted the same area as our Choice Neighborhoods application. The Agency may also partner with Chicanos por la Causa in the HUD Envision Center Demonstration, which is also looking at the same area which includes Tucson House. Once the PHA issues a RFQ for a Master Developer partner, the PHA may consider RAD for Tucson House as well as other Public Housing properties.

Energy Performance Contract: The PHA has done some preliminary evaluations and is considering an energy performance contract for the entire portfolio of public housing buildings and units. Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. This may be included in the plans from the Master Developer contract for all, or a portion of, public housing properties.

VASH: The PHA continues to leverage HOME funds to allow for payment of security deposits; this removes one of the barriers to housing for this vulnerable population. The PHA is planning to retain this support for veterans.

Homeless Preference Program:

The Agency has committed 10% of the portfolio, vouchers and public housing unit, in support of housing families through HPP. The Homeless Preference Program will continue to accept the following referrals:

Coordinated Entry Referrals - Vouchers

Permanent Supportive Housing Exits – Vouchers and Public Housing Units (as availability provides)

Homeless Families - Public Housing Units

The Agency plans to increase the utilization of vouchers and public housing units to address homeless ness but adding the following referrals:

Homeless Youth (between the ages of 18 and 24 years of age) – Vouchers or Public Housing

The homeless youth referrals will be allowed from any Tucson Pima Collaboration to End Homelessness (TPCH) agency partner. The referring agency must sign the agreement with the applicant and the PHA to provide case management and referrals for life skills, employment training and opportunities, education, parenting, substance abuse treatment, mental health counseling, or any other necessary services.

Partner with Pima County Pay for Success – Vouchers

The PHA may partner with Pima County to provide up to 250 vouchers, if available, to provide housing assistance to program participants experiencing chronic homelessness, behavioral health issues and frequent engagements with law enforcement. The chronic definition, for this purpose, does not require the HUD definition of but shall mean a minimum of two homelessness periods with the addition of behavioral health and permanent supportive housing needs.

Affirmatively Furthering Fair Housing: Consistent with the City’s responsibility to affirmatively further fair housing and facilitate deconcentration of poverty, the City of Tucson Public Housing Authority (PHA) will continue to utilize two sets of payment standards utilizing the Hypothetical Small Area Fair Market Rents and Core Based Statistical Area (CBSA) ratios. The City and County will be jointly implementing the new Affirmatively Furthering Fair Housing (AFFH) planning process but will continue to provide the Impediments to Fair Housing until the further clarification regarding the implementation of AFFH is available.

Project Based Vouchers: The Agency has been approved to use 360 Tucson Housing Choice Vouchers for project-based activities. Forty are dedicated to homeless projects while the balance is used to support LIHTC projects for affordable housing development in the community. Requests for Proposals have been successful to award 30 vouchers to Rally Point, 40 to Esperanza En Escalante, 56 to West End Stations, and 40 to Miracle Point. Alvord Court was awarded 14 through the non-competitive regulations 54 to Storacle Point. It is the intent of the Agency to seek approval to use an additional 140 vouchers to expand housing opportunities and reserve affordable housing. The City will begin to utilize owner-waiting lists for projects awarded under PBV but will provide all HCV applicants notification about the projects prior to the waiting list opening.

The PHA administers the Housing Choice Vouchers for Pima County through a Consortium Agreement. It is the intent to request approval from HUD to utilize 50 vouchers for project-based activities in Pima County areas that are outside of the city limits of Tucson.

Family Self-Sufficiency: The Family Self Sufficiency Action Plan will be updated to include the following: define “good standing”, clarification of staff positions, further define “suitable employment”, remove “and their families” from the overall approach for services, clarify high school diploma or GED requirements, definition of completion time periods of the FSS contract, and re-enrollment in the program.

ROSS: The PHA was granted a 3-year renewal to the ROSS program that begins in June 2017. This program will continue to offer case management, life skills training, employment opportunities and financial literacy training for public housing residents.

Home Ownership: The PHA’s authorized home ownership opportunities will be prioritized for eligible Housing Choice Voucher (HCV) recipients. Agency staff have received training to increase their capacity to assist this population with home ownership opportunities, including referrals to home ownership programs administered by community-wide organizations. Outreach will begin to those families who are interesting in participating.

Landlord Outreach: The PHA has been successful at providing an opportunity for social service agencies and PHA staff to connect landlords with community and program resources that support residents with special needs. In addition, the PHA will provide opportunities for Section 8 Landlords and tenants to receive information and referrals to services offered through the Lead Based Paint Hazard Control (LBPHC) Grant received by the City of Tucson and will continue in the recruitment of new landlords through these efforts.

Cross-Departmental Services Coordination: If feasible, the PHA is coordinating with other City Departments that provide services to low-income residents. The goal is to develop a system for streamlining the eligibility processes for City assistance, collect accurate demographic information related to low-income resident needs, and provide existing City services comprehensively and efficiently. The cross-departmental team is evaluating a one-stop program eligibility process that would allow low-income residents to sign up annually for multiple services offered by the City including discounts for public transportation.

Moderate Rehabilitation: The PHA will eliminate the Moderate Rehabilitation wait list once the Bel Air contract is terminated in November, 2018.

| | |
|--|---|
| | <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</p> <p>Deconcentration Policy: Please see attached from the Public Housing Admissions and Continued Occupancy Policy.</p> |
|--|---|

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|-------------------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2017 grants) Estimated | | |
| a) Public Housing Operating Fund | 4,730,550 | |
| b) Public Housing Capital Fund | 1,358,700 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 32,446,610 | |
| f) Resident Opportunity and Self-Sufficiency Grants | 142,330 | |
| g) Community Development Block Grant | 39,710 | Public Housing Supportive Services |
| Other Federal Grants (list below) Misc. Capacity | | |
| Housing Opportunities for People With Aids | 0 | Section 8 Other |
| Positive Housing Opportunities | 0 | Section 8 Other |
| Family Unification Program | 1,021,465 | Section 8 Other |
| Veteran's Affairs Supportive Housing | 4,605,838 | Section 8 Other |
| Mainstream Program Vouchers | 352,111 | Section 8 Other |
| Non-Elderly Disabled Vouchers | 175,030 | Section 8 Other |
| Multifamily Operating | 227,000 | Section Other |
| | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| Public Housing Capital Fund | 350,000 | Public Housing Capital Improvements |
| Family Self Sufficiency Coordinator Grant | 0 | Section 8 Supportive Services |
| Resident Opportunity and Self Sufficiency Grant | 72,370 | Public Housing Supportive Services |
| Positive Housing Opportunities | 0 | Section 8 Other |
| Housing Opportunities for People With Aids | 78,250 | Section 8 Other |
| 3. Public Housing Dwelling Rental Income | 3,469,360 | Public Housing Operations |
| Dwelling Rental Income Prior Years | 193,983 | Public Housing Operations |
| 4. Other Income (list below) | | |
| Multifamily Tenant Income | 113,950 | Multifamily Housing |
| | | |
| 5. Non-federal sources (list below) | | |
| Arizona Department of Health Services/Arizona Department of Housing Bridge Subsidy Program | 351,000 | Section 8 Other |
| Central Office Cost Center Fees/Other Rents | 3,011,800 | Public Housing Operations |
| Non-ACC Rental Tenant Income | 2,327,270 | Affordable Housing |
| Other Non-ACC Program Related Income | 85,852 | |
| Development Program Income | | Affordable Housing |
| Total resources | 55,153,179 | |
| Rent Determination: Consistent with the City's responsibility to affirmatively further fair housing and facilitate the deconcentration of poverty, the City of Tucson Public Housing Authority (PHA) has implemented two sets of payment standards. Utilizing the Hypothetical Small Area Fair Market Rents and Core Based Statistical Area (CBSA) Ratios | | |

Operations and Management: Below are the list of proposed changes to the Admissions and Continued Occupancy Policy and the Administrative Plan.

1. ACOP: Smoke Free implementation will include a Gold status meaning that smoking will not be permitted anywhere on PHA properties.
2. Expansion of the Homeless Preference Program
3. Reduction in the “look back” period for criminal history from five years to three years in an effort to reduce homelessness or rent burden.
4. Addition to family’s voluntarily participating in the Department of Children’s Services In Home Services case management.
5. Redefine repayment agreements to reduce rent burden.
6. Language to allow for the implementation of payments through demand debit, electronic recertification processes, digital document scanning acceptance, and electronic reporting and communication.

Smoke Free Final Rule: The PHA will institute the smoke free policy for all Public Housing units and common areas effective July 1, 2018. The Smoke Free Policy includes the prohibited use of tobacco products, vapors, e-cigarettes, ENDS (electronic nicotine delivery systems) and waterpipes (hookah’s). PHA will provide smoking cessation information. The PHA has elected to maintain a “Gold” status meaning that smoking will not be permitted anywhere on Public Housing properties.

Violence Against Women Act (VAWA): The PHA has provisions and policies in both the Admissions and Continued Occupancy Policy and Section 8 Administrative Plan to accommodate the needs and protect the rights of victims of domestic violence, dating violence, sexual assault or stalking.

- HUD’s Notice of Occupancy Rights and accompanying certification form will be provided during the annual recertification and during a termination.
- The definition of “affiliated individual” will be revised to include an individual has guardianship over another individual who is not a child will be updated.
- A revision of the definition of “domestic violence” to clarify the definition and to eliminate the cross-reference to “crime of violence,” a more restricting term.
- Specific protections afforded to the victims of VAWA crimes will be included in the lease and amendments and will include mixed finance developments.
- The PHA will implement an Emergency Transfer Plan and have it available for review.
- The PHA will offer the tenant the choice of using the HUD form 50066 or submitting their own documentation. In cases of conflict, the tenant or applicant will be given 30 days to obtain third party documentation.
- Eligibility for VAWA Self Petitioners immigration status process will be implemented.

Project Based Vouchers:

- HOTMA changes provides that a family can no longer be required to participate in supportive services as a condition of living in a unit in order for that unit to meet the supportive services exception.
- The income-mixing cap for projects that are in a census tract with a poverty rate of 20 percent or less is increased from 25 to 40 percent.

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

It is the intent of the City of Tucson/Pima County PHA Plan Consortium to adhere to the mission, goals and objectives outlined in the five-year strategic plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur. The Housing Authority defines substantial deviations as:

*Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Tucson and Pima County.

*Any single or cumulative annual change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 20% of the City of Tucson/Pima County Consortium's annual program budgets for Section 8 or public housing activities.

*A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, hurricanes civil unrest, or other unforeseen significant event.

*A mandate from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long range goals and objectives of the program.

* A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.

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

*Changes of a significant nature to the rent or admissions policies or to the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Housing Choice Voucher Administrative Plan for the City of Tucson and Pima County or the Public Housing Admissions and Continued Occupancy Policy (ACOP).

*Resident on PHA Board Requirement: HCD is has successfully recruited a Resident commissioner by soliciting interest from PHA participants. Because the Metropolitan Housing Commission (MHC) was unable to make quorum, Pima County Community Service staff completed the screening and recommendation.

New Activities.

B.2 (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development-Tucson House.
- Demolition and/or Disposition-pending evaluation.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families- pending HOTMA.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- In 2017 the City of Tucson applied for a Choice Neighborhoods Planning and Action Grant from the U.S. Department of Housing and Urban Development (HUD). The application incorporated a physical needs assessment of a 408 unit seventeen-story public housing building that represents 27% of the local PHA public housing portfolio, the Tucson House. The physical needs assessment resulted in a "severely distressed" designation, due to the antiquated systems in the building. This elderly and disabled high rise public housing building is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP). The PHA has continued to investigate the options for making the needed improvements to Tucson House, and is considering a resubmission of a grant application under the Choice Neighborhoods program and the possibility of a RAD conversion. The intent is to plan for the transformation of to address the aged building systems including HVAC, domestic water distribution, fire suppression, electrical and other special building components. The PHA will also include energy conservation and finishes. Should the PHA need to demolish or dispose of any Public Housing property after selecting a co-developer partner and developing a rehabilitation or redevelopment plan the PHA will undergo a Significant Amendment to the PHA plan to specifically identify the property.
- The PHA may partner with Chicanos por la Causa for the HUD EnVision Center Demonstration for support services focusing on the four pillars of economic empowerment, educational advancement, health and wellness, and character and leadership.
- The PHA will develop a Master Developer RFQ to assist in the revitalization of the agency's portfolio. As resource reliability changes and the housing portfolio ages, it is clear that redevelopment is required for long term viability. The Agency will consider demolition, disposition, redevelopment, RAD, energy performance contracting, Low Income Housing Tax Credits, Historical Tax Credits, Housing Trust Funds, and any other resources available to provide quality affordable housing to the community.
- With the greater use of technology the new Emphasys Elite software will provide, the PHA will allow program participants to complete on-line re-certifications and will accept electronic submissions of scanned documents. Electronic signatures will be accepted to mean that it is the intention of the participant that they understand the requirements for the program and are signing digitally to that effect. The exception to this will be the HUD Form 9886 and the IRS Form 4506-T which will require an original signature or a scan of an original signature. The PHA will also implement a demand debit system for rent or payment collections. The use of portals for landlords, applicants, and program participants will allow for electronic communication and updated client information for users availability.
- Emergency Solution Grant: Through the HOTMA changes, recipients and may sub-award funds to the PHA. The PHA will partner to receive the funding with an agency partner should it be advantageous to do so.
- Administrative Outsourcing: The PHA retains the rights to outsource any administrative functions in the best interest of the administration of the program.

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| | <ul style="list-style-type: none"> • The Agency has been approved to use 360 Housing Choice Vouchers for project-based activities. Forty are dedicated to homeless projects while the balance is used to support LIHTC projects for affordable housing development in the community. Requests for Proposals have been successful to award 30 vouchers to Rally Point, 40 to Esperanza En Escalante, 56 to West End Stations, and 40 to Miracle Point. Alvord Court was awarded 14 through the non-competitive regulations and 54 to Storacle Point. It is the intent of the Agency to seek approval to convert 140 vouchers to expand housing opportunities and preserve affordable housing through leveraging LIHTC projects. • The Agency will continue to request approved vacancies for modernization purposes. A current need to convert public housing units for ADA accessibility will generate these requests along with any other capital needs that may arise. • The Agency will continue to apply for the CFP Emergency Safety and Security Grant. The current focus is the three high rise buildings due to the increase in criminal activity with the installation of a security system that is used in lieu of security guards. It is the intent of the Agency to provide additional security cameras with taping capabilities. This assists the police department in identifying those involved in the activity. |
| B.3 | <p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p> |

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

If yes, please describe:

Condition 1. Public and Indian Housing: For 2 of the 26 move-in packets inspected, we were unable to verify the move-in packet checklist was prepared by someone other than the reviewer.

1. Actions Planned in Response to Finding:

Based on the finding, the peer to peer quality control review has been amended. Every manager will run a weekly 50058 report on every action prior to rents being charged.

2. Planned Completion Date for Corrective Action Plan:

10/21/16

3. Plan to Monitor Completion of Corrective Action Plan:

When the Managers have completed their weekly review, they will email a copy of the signed report to the Residential Property Manager confirming completion. They will take immediate action on any rent corrections required. The Residential Property Manager will follow up with any missing weekly reports.

Condition 2. Housing Voucher Cluster: For 5 of the 60 enrollment packets reviewed, we noted missing reviewer signatures on the individual lease contract or corresponding checklist.

1. Actions Planned in Response to Finding:

Plan of Action will include training new and existing staff. The training will be comprised of the proper requirements needed to complete the checklist and certification forms which include housing agent and auditor signatures. In addition, Supervisors will be required to randomly check 5 files, per month, that have been approved by audit and will document whether file was accurate or have staff fix any findings

2. Planned Completion Date for Corrective Action Plan:

Staff to receive the training before December 1, 2016
Randomly selecting files, will be effective immediately

3. Plan to Monitor Completion of Corrective Action Plan:

Randomly selecting 5 files monthly will start immediately and be in effect for the next six months or until no findings are documented.

Condition 3. Housing Voucher Cluster: For 1 of the 60 disbursements tested, a signature was missing on a certification.

1. Actions Planned in Response to Finding:

Plan of Action will include training new and existing staff. The training will be comprised of the proper requirements needed to complete the checklist and certification forms which include housing agent and auditor signatures. In addition, Supervisors will be required to randomly check 5 files, per month, that have been approved by audit and will document whether file was accurate or have staff fix any findings

2. Planned Completion Date for Corrective Action Plan:

Staff to receive the training before December 1, 2016
Randomly selecting files, will be effective immediately

3. Plan to Monitor Completion of Corrective Action Plan:

Randomly selecting 5 files monthly will start immediately and be in effect for the next six months or until no findings are documented.

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| <p>B.5</p> | <p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Expand the supply of assisted housing: The Agency continues to develop policies that will enhance the programs to reach the mission and goals developed in the 5-Year and Annual Plan.</p> <ul style="list-style-type: none"> • The expansion of the Homeless Prevention Program in both the Public Housing and Housing Choice Voucher programs will provide greater partnerships with community agencies to address homelessness with rapid rehousing opportunities inclusive of wrap around services. • The Agency strives to reduce the amount of turn-around time in the Public Housing Program. • The Agency will continue its endeavors to retain a 98% or greater occupancy rate. • The commitment to one for one replacement is considered a priority should the agency engage in any development projects for the replacement of housing units. • The PHA has committed to providing project based vouchers to projects who take advantage of Low Income Housing Tax Credits, HOME, and other development layering funds to develop affordable housing in the community. <p>Improve the Quality of Existing Housing: The City of Tucson is in the process of completing an analysis of the Public Housing portfolio to identify strategies for long-term viability. Issues under evaluation include: 1) funding sources; 2) financing mechanisms; 3) rent structures; 4) capital and structural improvements; 5) property mix and locations; 6) operations costs, energy costs and management efficiencies; 7) neighborhood context and revitalization initiatives; 8) coordination of City services for low-income residents; and 9) maintaining the one-for-one replacement of any units that are removed from the public housing portfolio.</p> <ul style="list-style-type: none"> • The Agency will develop a Master Developer RFQ to address all needs of the portfolio and design a redevelopment plan for long term viability. • The Agency continues to strive to attain a higher performer status in both SEMAP and PHAS. • Renovations of public housing units and strategic use of Capital Funds allows the Agency to continue to provide decent, safe, affordable housing to the community. • Ensure that the Housing Quality Standards (HQS) exceed minimum requirements by providing ongoing training for inspectors, maintaining quality control inspections, and developing proactive inspections policies as required. • Continue to improve customer satisfaction with timely engagement, information sharing, and engaging in further knowledge sharing of program requirements for the success of the clients. • Improvement of management practices through the implementation of a new software program, Emphasys Elite, which will allow the Agency to streamline procedures and provide greater service and communication to our clients, landlords, and community partners. <p>Concentrate on efforts to improve specific management functions:</p> <ul style="list-style-type: none"> • Continue to building cooperative working relationships with landlords including ongoing briefings and landlord outreach programs. • Continue to support the active data base for landlords to post available rentals at pimacountyhousingsearch.org and pimacountyhelp.org. • The Agency will implement the new software for greater efficiencies of routine processes. <p>Renovate or modernize Public Housing Units: The agency uses Capital Fund program monies to continuously renovate public housing and properties to extend the long-term viability of the portfolio. Projects completed during this past year included replacing, roof replacements, cooler replacements, ADA modifications to single family homes to increase the availability of accessible units, fire pump replacement at Tucson House, and installation of an emergency generator at MLK. Water lines were also replaced at a complex site.</p> <p>Implement Public Housing Security Improvements: The PHA continues to partner with the Tucson Police Department for notifications, extra security details, and open communication. TPD is currently working to identify all public housing properties in their software system to flag them for identification and notification purposes.</p> |
| <p>B.6</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p style="text-align: center;">*****Pending Meeting on February 20, 2018*****</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>*****Memo with any comments received will be attached*****</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> |

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| B.8 | <p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| C | <p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). The following projects have been completed or are identified as future projects: <u>(501-14)</u></p> <p>MLK- A&E for the installation of an emergency backup generator to provide power to elevators, fire pump and emergency lighting in the event of a power outage. Completion pending the installation of elevator software that will enable communication between the freight elevator and the emergency power back-up. <u>(501-15)</u></p> <p>PHA Wide - management improvement software system. <u>(501-16)</u></p> <p>Exterior lighting modifications at Craycroft Towers site. Roof replacement AMP Wide. Paving of parking lots at Pastime and Craycroft locations. MLK- additional funding for the completion of the emergency generator started under (501-14). <u>(501-17)</u></p> <p>Sec 504 design modifications and rehab for two units at AMP-4. HVAC replacement AMP wide. Roof replacement AMP wide. Water heater replacement AMP wide. Parking lot maintenance at Lander Apts. Installation of aluminum fascia AMP wide. A&E design for erosion control and landscaping at Posadas Sentinel. Management Improvement; Document Management System- PHA wide. <u>(501-18)</u></p> <p>Sec 504 design modifications and rehab for two units at AMP 3 & 6. HVAC replacement AMP wide. Roof replacement AMP wide. Water heater replacement & A&E design AMP wide. Parking lot maintenance at AMP-4. Installation of aluminum fascia AMP wide. Erosion control and landscaping at modifications at Posadas Sentinel. Management Improvement; computer replacement - PHA wide.</p> |
| C.1 | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Approval by Board of Commissioners on April 19, 2017.</p> |