

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

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

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DRAFT

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 Phoenix Housing Department PHA Code: AZ001 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 1,662 Number of Housing Choice Vouchers (HCVs) 6,593 Total Combined Units/Vouchers 8,255 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 proposed 2021-2022 Annual Agency Plan is available at the following locations:</p> <ul style="list-style-type: none"> • www.phoenix.gov/housing • 251 W. Washington Street, 4th Floor, Phoenix, AZ 85003 • 830 E. Jefferson, Phoenix, AZ 85034 • 1940 ½ E Villa St., Phoenix, AZ 85006 • 2936 N. 36th Street, Phoenix, AZ 85018 • 802 N. 22nd Place, Phoenix, AZ 85006 • 205 E. Ruth Ave., Phoenix, AZ 85020 • 4545 N. Maryvale Parkway, Phoenix, AZ 85031 <p><input 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; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA: N/A</td> <td></td> <td></td> <td></td> <td></td> <td></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: N/A					
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Lead PHA: N/A															

B. Annual Plan Elements

B.1

Revision of PHA Plan Elements.

(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).

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Please note: italicized information has been updated when compared to the 2020-2021 Annual Agency Plan.

- **Statement of Housing Needs and Strategy for Addressing Housing Needs**

Statement of Housing Needs:

See the 2015/2020 City of Phoenix Consolidated Plan at:

https://www.phoenix.gov/nsd/site/Documents/nsd_rp_conplan.pdf

Also see Attachment A. The Housing Department is currently participating in the Consolidated Plan development process; *due to the COVID-19 pandemic the current plan is in draft until at least June 2021. The 2022/23 Annual Agency Plan will incorporate any changes to the Consolidated Plan.*

Strategy for Addressing Housing Needs:

Consistent with the Housing Department’s 5-year goal to maintain Standard Performer status in the public housing program and High Performer status in the Housing Choice Voucher program, and to address the housing needs of families in the jurisdiction and on the waiting list the Housing Department will:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units.
- Improve the percentage of families who apply for public housing and are actually housed.
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Maintain or increase Section 8 lease-up rates by extending the term of the voucher from 60 days (with optional extensions to a maximum of 120 days) to an initial term of 180 days (with possible extension as a reasonable accommodation for persons with disabilities or to find new housing when an assisted household has to be divided as a result of the violence or abuse covered by VAWA).
- Address local homeless needs by creating a wait list preference for the HCV program to include homeless referrals from organizations with an approved Memorandum of Agreement with the City of Phoenix. The City of Phoenix anticipates approximately 275 referrals, including 25 referrals from local permanent supportive

housing organizations for households, with the approval of case management, who no longer require the supportive services.

- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.

Additionally, the Housing Department will:

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Apply for additional Section 8 vouchers as they become available.
- Leverage federal funding and other affordable housing resources in the community through the creation of mixed - finance housing, with private equity and investment.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Encourage private participation in the form of nonprofit entities and additional leveraged funding.
- Build partnerships with other governmental agencies and municipalities to address regional issues.
- Preserve Housing Department investments to achieve continued affordability.
- Invest in location critical properties, such as those near employment centers and high capacity transit, as well as in areas lacking affordable rental units.

- **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

Aeroterra, Monroe Gardens and Soluna

Site based waiting lists were created for each phase of the Aeroterra Frank Luke Addition HOPE IV revitalization community (Phases I, II, III and future Phase V). This includes wait lists for public housing, Section 8 Project-Based Vouchers (PBV), Low Income Housing Tax Credit (LIHTC), and market units. Phase III included 33 Section 8 PBV units that are occupied based on referrals of homeless households from the Phoenix regional coordinated assessment hub.

A site-based waiting list was created for PBV and Rental Assistance Demonstration (RAD) PBV at Monroe Gardens. Monroe Gardens includes 40 PBV and 38 RAD PBV units. Site-based waiting lists will be created for Soluna Phase 1 and Soluna Phase 2, including for Section 8 PBV, LIHTC and market units. In addition, site-based waiting lists will be created for RAD PBV converted properties.

Deconcentration Policy

Since July 2003, during the development of the Housing Department's Annual Plan each year, the Housing Department will calculate the average family incomes at all of its developments and prepare an analysis, in accordance with HUD regulations and guidelines, which identifies whether any of the developments are outside of the established income range set by HUD. It is the Housing Department's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. If the annual deconcentration analysis reveals that there are developments that would be subject to deconcentration strategies, the Housing Department may skip families on a waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminating manner. The Housing Department will affirmatively further fair housing, utilize the Assessment Tool and market its entire housing portfolio accordingly. *As a result of the Choice Neighborhoods grant and RAD conversions, most all units in the portfolio are being held for applicable relocations.*

Waiting List

The Housing Department closed the waiting list for AMP 003, the Luke Krohn/Sidney P Osborn project awarded the Choice Neighborhoods Grant, effective September 30, 2019, and allowed mailed applications to be received through October 3, 2019. The waiting list was closed due to the wait time and relocation efforts, in accordance with the Admissions and Continued Occupancy Policy and federal regulations.

The Housing Department closed the waiting list for AMP 8, the Scattered Sites Housing Program effective July 31, 2020, due to the wait time and pending Section 18 Disposition application, in accordance with the Admissions and Continued Occupancy Policy and federal regulations.

In accordance with HUD Notices PIH2020-05 and PIH2020-13 Rev. 1, the Housing Department implemented the use of waivers for certain activities, including eligibility, selection and admission. The use of the waivers, due to the Coronavirus COVID-19 pandemic, was authorized in the Notices; the Department will continue to use the waivers through the period of eligibility and remainder of the pandemic.

Public Housing implemented and will continue to utilize the following:

PH & HCV-7 Waiting list which waived the public notice requirements for opening and closing waiting lists and required an alternative process.

- **Financial Resources**

See **Attachment B, Financial Resources July 1, 2021 – June 30, 2022**

- **Rent Determination**

The Housing Department is awaiting guidance regarding the implementation of provisions of the Housing Opportunities through Modernization Act which change the statutory allowances. The Department will implement such changes after notification to residents and publish revisions to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Triennial Recertifications

The Housing Department amended the Section 8 Housing Choice Voucher Administrative Plan to adopt the triennial streamlined recertification income determination verification. For families where 90 ninety percent (90%) or more of the unadjusted income is from fixed income, a full recertification will be required every three years, in accordance with the Fixing America's Surface Transportation (FAST) Act and the streamlining final rule, including processes to apply a cost-of-living adjustment factor to fixed sources of income which have been previously verified. The department will award a contract for a new business system which will facilitate this policy and related processes.

Coronavirus COVID-19 & the CARES Act:

In accordance with HUD Notices PIH2020-05, PIH2020-13 Rev. 1, PIH2020-20, PIH2020-22, PIH2020-33 and all subsequent notices, the Housing Department implemented the use of waivers for certain activities, including eligibility, selection and admission. The use of the waivers, due to the Coronavirus COVID-19 pandemic, was authorized in the Notices; the Department will continue to use the waivers through the period of eligibility and remainder of the pandemic.

The Housing Department has amended the Administrative Plan and Admissions and Continued Occupancy Policy, per HUD requirements, to document the use of these waivers. Notification of the waivers was provided via the City of Phoenix Housing Department website; notices to applicants, residents and participants via USPS mail and posted in appropriate locations; letters, forms and notices; and phone and emails messages, as applicable.

Public Housing implemented and will continue to utilize the following through the established eligibility periods: PH & HCV-3 Annual re-examination Income Verification which waived the requirements regarding income verification hierarchy including the use of EIV;

PH & HCV-4 Interim re-examinations which waived the requirements regarding income verification hierarchy and the use of EIV;
PH-4 ACOP: which established adoption of most Tenant Selection Policies without board approval;
PH-5 Community Service and Self-Sufficiency Requirement which temporarily suspended the requirement; and
PH-7 Over-income families which changed the timeframes for determination of over-income;
PH-13 Over-Income Limit which waived the termination requirement for an over-income family and alternatively requires the family be charged Fair Market Rent; and
PH-14 Annual Choice of Rent which waived the requirement that a family may not be offered a choice between flat rent and income-based rent more than once a year.

The Housing Department HCV Program implemented the following waivers as needed in order to protect families, owners and staff from the spread of the coronavirus. These waivers will remain in effect through the period of availability defined by HUD or until circumstances permit, if sooner.

- *PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements*
- *PH and HCV-4: Family Income and Composition: Interim Examinations*
- *PH and HCV-5: Enterprise Income Verification (EIV) Monitoring*
- *HQS-1: Initial Inspection Requirements*
- *HQS-3: Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option*
- *HQS-5: HQS Inspection Requirement: Biennial Inspections*
- *HQS-6: HQS Interim Inspections*
- *HQS-7: PBV Turnover Unit Inspections*
- *HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units*
- *HQS-9: HQS Quality Control Inspections*
- *HQS-10: Housing Quality Standards: Space and Security*
- *HCV-1: Administrative Plan*
- *HCV-2: Information When Family is Selected: PHA Oral Briefing*
- *HCV-3: Term of Voucher: Extensions of Term*
- *HCV-4: PHA Approval of Assisted Tenancy: When HAP Contract is Executed*
- *HCV-5: Absence from Unit*
- *HCV-6: Automatic Termination of HAP Contract*
- *HCV-8: Utility Allowance Schedule: Required Review and Revision*
- *HCV-10: Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract*
- *HCV-11(b): SEMAP Reporting Standards*

- **Operation and Management**

The Housing Department recently implemented new housing software, Emphasys Elite. The new housing management software has facilitated the Housing Department's response to the COVID-19 pandemic by allowing staff to work remotely. Although the Housing Program Offices have remained open for appointments only during the pandemic, many staff have had to work remotely periodically either to care for family or to quarantine after exposure to the coronavirus. The housing management system may be accessed using a secured internet service to enable the continuation of daily operations. Families are able to be recertified for their annual reexamination and may also have an interim reexamination for the change of family income, which has been experienced by many of the families served by the Housing Department. All program activities have the ability to be performed remotely if needed.

While the program offices have remained open during this crisis, the Housing Department has reduced the number of visitors to the office by implementing tele-appointments and web-based meetings. The Housing Department understands that not all families they serve will have access to technology to enable "virtual" or tele-appointments and has permitted office appointments when technology barriers persist or as a reasonable accommodation.

Additionally, the City Housing Department has implemented software to facilitate communications through the ONE CALL NOW system. This system provides email and voice messaging as a means to communicate important information quickly. This rapid broad dissemination of information is essential during the pandemic to keep everyone informed regarding changes to operations, implementation of waivers, etc.

Violence Against Women (VAWA) Policy

The Violence Against Women Reauthorization Act of 2013 (Public Law 113-4, 127, Stat. 54), Title VI, entitled “Safe Homes for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking,” added some rights to Residents living in properties that are part of Assisted Housing Programs (42 U.S.C. 14043e et seq.).

The protections of VAWA apply to both male and female Residents of Assisted Housing Programs, and affiliated individuals of the Resident who are victims or threatened victims of domestic violence, dating violence, sexual assault and stalking regardless of sex, gender identity, sexual orientation or age. VAWA protections are consistent with HUD’s nondiscrimination and equal opportunity requirements and cannot be discriminated against on the basis of any protected characteristics including race, color, religion, sex, disability, familial status, national or ethnic origin, or age and available to otherwise eligible individuals or families without regard to actual or perceived sexual orientation, gender identity or marital status.

The Department implemented the standard forms provided in the final rule published in the federal register November 16, 2016, as follows:

Appendix A: Notice of Occupancy Rights Under the Violence Against Women Act;

Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. The Department updated the Emergency Transfer Plan to include all regulatory requirements;

Appendix C: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation; and

Appendix D: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

The Housing Department provides the Notice of Occupancy Rights Under the Violence Against Women Act and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking to each applicant and resident household including at the time the applicant is denied assistance or admission; at the time of admission; and with any notification of eviction or termination of assistance.

The Housing Department does not determine ineligibility or terminate tenancy, assistance or occupancy rights based on criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking that is engaged in by a member of a resident's household or any guest or other person under the resident's control if the resident or an affiliated individual of the resident is the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking.

A resident who is a victim of domestic violence, dating violence, sexual assault or stalking is eligible for an emergency transfer if the Resident expressly requests the transfer; the Resident reasonably believes that there is a threat of imminent harm from further violence if the resident remains in the current unit; in the case of sexual assault, the assault occurred on in the unit during the ninety (90) calendar day period preceding the request of the transfer. Residents who are not in good standing may still request an emergency transfer if they meet the eligibility requirements.

All information provided to the Housing Department, including the Resident’s status as a victim, is confidential.

Designated Housing for Elderly and/or Disabled Families

On June 13, 2016, the Housing Department received approval to extend the Designated Housing Plan through December 2018. On July 30, 2018, the Housing Department received approval to extend the current Designated Housing Plan through December 2020. *On July 9, 2020, the Housing Department received approval to extend the current Designated Housing Plan through December 21, 2022.*

Other

The Housing Department continues to investigate the feasibility of making electronic payments to utility companies for some programs as opposed to paying residents a utility reimbursement. If feasible, this process will be instituted.

- **Grievance Procedure**

The Grievance Procedure contained in the Admissions and Continued Occupancy Policy for Public Housing is as follows:

FAMILY’S RIGHT TO GRIEVANCE HEARING

1. A Resident (defined by HUD as any adult member who has executed a lease) is entitled to both an informal meeting and a grievance hearing when there is an adverse action to be taken by the Housing Department, as defined in the regulations at [24 CFR 966.4](#).
2. A Resident has a broad right to grieve a Housing Department action or non-action which may adversely affect the individual interest of the tenant ([24 CFR 966.53](#)). Whether or not a type of proposed adverse action is explicitly listed in the rule, the Resident has the right to grieve on any such subject, except for a termination of tenancy that has been excluded from the grievance process.
3. Any and all notices of a proposed adverse action issued by the Housing Department shall inform the family of:
 - 3.1. The reason for the proposed adverse action with enough specificity to allow them to prepare a defense;
 - 3.2. The timeframe and procedures for requesting a grievance hearing; if applicable;
 - 3.3. The date of the proposed adverse action;
 - 3.4. Resident’s right to make a reply as they may so desire; and
 - 3.5. Resident’s right to examine any documents of the Housing Department which are directly relevant to the proposed adverse action.
4. If there is a determination by the Housing Department that the family is not entitled to a grievance hearing, as may be the case for a termination of tenancy for criminal activity or drug-related criminal activity, the notice shall indicate:
 - 4.1. The grievance hearing is not applicable to this termination action; and
 - 4.2. The specific judicial action to be used.

PERSONS EXCLUDED FROM THE GRIEVANCE PROCEDURE

1. A minor child shall not have the right to grieve nor the automatic right of leasehold succession. Neither shall a non-Resident relative nor a guardian acting on behalf of the minor child(ren) have the right to grieve nor an automatic right of leasehold succession. Rather, the grievance shall be restricted to a remaining family member with legal capacity to assume the tenancy.
2. A live-in aide is not entitled to a grievance hearing as they are neither a family member nor a party to the lease.
3. Residents who execute a Nonrevocable Notice of Intent to Vacate in lieu of lease termination will be included in the informal meeting process but excluded from the formal hearing process
4. It is the decision of the Housing Department to exclude from the grievance procedure Residents involved in:
 - 4.1. Criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other Residents, employees of the Housing Department or persons residing in the immediate vicinity of the premises threatened; or
 - 4.2. Any violent or drug-related criminal activity on or off such premises.

REQUIREMENT TO ESTABLISH AN ESCROW ACCOUNT

This ACOP Section 28.2 does not apply to Residents of Sunnyslope Manor and Fillmore Gardens.

1. If the Resident elects to grieve a proposed termination for non-payment of rent or other charges the Resident must comply with the following:
 - 1.1. At least three (3) business days prior to the formal hearing the Resident must deposit with the Housing Department, an amount equal to the amount of Resident rent due the first of the month preceding the month in which the Resident requested the grievance hearing.

- 1.2. The manager of the escrow account(s) shall be identified to the Resident in the notice that Housing Department sends to the family establishing the date/time and location of the hearing.
- 1.3. The Escrow Account Manager (EAM) shall be required to issue a receipt to the family for all such payments made each time a payment is made. Each receipt shall identify the date and amount of the most recent payment plus the aggregate amount accumulated in the escrow account.
- 1.4. Resident must provide a copy of any/all such receipts at the initial grievance hearing or any subsequent hearings which are directly or indirectly related to the dispute of payments owed the Housing Department.
2. Failure of the family to make the required payments will terminate the grievance process; however, this does not preclude a Resident from seeking judicial relief if they continue to dispute the amounts the Housing Department contends are owed under the lease.
3. The Housing Department reserves the right to waive these escrow requirements, in whole or in part, dependent upon any extenuating circumstances of an individual Resident family. However, any such waivers do not preclude the Housing Department from exercising its right to seek judicial relief for amounts the Housing Department contends are owed under the lease. The Housing Department reserves the right to apply any payments received and any balance of the rental account into escrow.

HEARING OFFICER

1. The Housing Department solicits Requests for Proposals for qualified *neutral third-party* hearing officers through the Procurement Division of the City of Phoenix Finance Department, in accordance with City of Phoenix procurement requirements.
2. For formal hearings on lease termination actions, the Hearing Officer will consist of a three (3) members, represented by one (1) resident, one (1) Housing Department staff member and one (1) neutral third-party hearing officer. The Housing Department will appoint a resident and a Housing Department staff member that are impartial and have had no part in any action related to the subject of the hearing.
3. For all other formal hearings, the Hearing Officer will be a neutral third-party hearing officer.

PROCEDURES GOVERNING THE GRIEVANCE HEARING

1. Each family will be provided with a copy of the Housing Department's HUD approved grievance procedure at the time of lease execution and upon request whenever the family indicates they want a grievance hearing as a result of a proposed adverse action to be taken by the Housing Department.
2. At the informal stage, families are asked to present their grievances to Housing Department management to provide an opportunity for the grievance to be cured without a hearing if possible. *A virtual on-line meeting with video, audio, and screen sharing or conference call will be arranged at a mutually agreeable time within ten (10) business days. NOTE: Virtual meetings are limited to reasonable accommodation and standard operation under the novel coronavirus, COVID-19.*
 - 2.1. A meeting will be arranged at a mutually agreeable time within ten (10) calendar days. The Resident will present the grievance and the Housing Department staff person responsible for the area will attempt to settle the grievance. Within ten (10) calendar days, the Housing Department will provide the Resident with a written summary of the informal hearing.
 - 2.2. The summary will include the names of the participants, the date(s) of the meeting, the nature of and the reasons for the proposed disposition and the procedures for obtaining a formal hearing if the complainant is not satisfied. A copy of the summary will be placed in the Resident's file.
3. If the family is dissatisfied with the proposed disposition of the complaint, the family may make a written request for a formal grievance hearing within ten (10) calendar days after receipt of the summary of the informal hearing.
4. An adult Resident has the right to a fair hearing which includes:
 - 4.1. The opportunity to examine any Housing Department documents which are directly relevant to the hearing prior to the hearing. This includes the right to review and copy, at the Resident's expense, Housing Department policy, HUD regulations, and contents of the Resident file upon which the Housing Department will rely in its presentation of the case, including police generated reports.
 - 4.2. The right of the Resident to be represented by legal counsel or other person of his/her choice and to have such representative present oral arguments on his/her behalf.

- 4.3. The right of the Resident to a private hearing on the dispute unless the family requests, in writing, to have a public hearing.
- 4.4. The right of the Resident to controvert evidence relied on by the management and to confront and cross-examine witnesses upon whose testimony or information the Housing Department management or site staff relies.
- 4.5. The right to a decision based solely upon the facts presented at the hearing.
5. The Hearing Officer will consider a request for a postponement of the hearing if:
 - 5.1. Such request is made in writing, by the Resident, and received at least five (5) business days prior to the scheduled date of the hearing; and
 - 5.2. Such request includes a reason that substantiates that moving forward with the scheduled hearing would place an undue hardship on the Resident (e.g., inability to take off from work at the scheduled time without losing pay or jeopardizing employment, inability to be represented by legal counsel of the tenant's choice at the scheduled time, etc.).
6. When such a request is received, the Hearing Officer will determine if the request is to be approved or disapproved within three (3) business days of receiving the request. The Resident will be issued a written notice of approval or disapproval of the request to postpone.
 - 6.1. If the request is disapproved the family will be expected to participate; failure to do so could result in the Hearing Officer ruling in favor of the Housing Department as a result of the Resident's default. If the request is approved a new date will be identified in the letter of approval. In no event shall the date of the re-scheduled hearing be more than ten (10) business days from the date of the originally scheduled hearing date, unless there is documentation that the Resident will (a) be hospitalized for a period of time exceeding the ten (10) day extension period or (b) the Resident will be sequestered on a jury for a period of time exceeding the ten (10) day extension period or (c) the Resident is involved in military duty which will be of a duration exceeding the ten (10) day extension period, but still less than thirty (30) days.
 - 6.2. If the Resident will be unable to participate in the hearing which is rescheduled within the ten (10) day extension period, for one or more of the three reasons identified above or for a reason of equal weight, the family may be granted on additional extension for an additional ten (10) day period at the discretion of the hearing officer. If the Resident is unable to participate within the period of the second extension period and a waiver is not granted for extenuating circumstances the Housing Department may proceed with the prepared adverse action. This does not exclude the Resident from pursuing any judicial relief available to them.
7. The determination of the Hearing Officer will be rendered in writing to the tenant and the Housing Department within ten (10) business days of the close of the hearing, or in the case of Sunnyslope Manor and Fillmore Gardens, within five (5) days of the close of the hearing. The decision is binding on the Housing Department unless HUD, the Assisted Housing Governing Board or its designee determines within thirty (30) calendar days of the decision that the Hearing Officer acted arbitrarily or exceeded their jurisdiction, or that the decision is contrary to any applicable provisions of Federal, State or local law, HUD regulations, or the ACC.
8. A decision which is rendered in favor of the Housing Department does not affect the Resident's right to pursue any other judicial action available to him/her.

REMINDER: Residents who execute a Nonrevocable Notice of Intent to Vacate will be provided with an informal meeting, but will be excluded from the formal hearing process, per ACOP Section 28.1.3.

CONDUCT OF THE FORMAL HEARING

9. The hearing will be conducted by the Hearing Officer in a manner that is both informal and orderly. If any participant or spectator evidences disorderly conduct and fails to comply with the directions of the Hearing Officer to modify the objectionable behavior, the Hearing Officer may dismiss the person(s) participating in the objectionable behavior and/or dismiss the case and rule in favor of the opposite party. *A virtual on-line meeting with video, audio, and screen sharing or conference call will be arranged at a mutually agreeable time within ten (10) business days. NOTE: Virtual meetings are limited to reasonable accommodation and standard operation under the novel coronavirus, COVID-19.* The formal hearing may be recorded. Recordings will be retained in accordance with the retention schedule of the program.

DECISION OF THE HEARING OFFICER

1. The Hearing Officer is required to issue a written decision within ten (10) business days following the hearing, or in the case of Sunnyslope Manor and Fillmore Gardens, within five (5) days of the close of the hearing. The written decision should include a summary of the oral and written evidence presented by both the complainant and the Housing Department and must state the reason(s) for the decision, including the policy or regulation that supports the decision made. A copy of the decision will be placed in the Resident's file and an additional copy (with names and dates redacted) will be retained by the Housing Department and made available for a prospective complainant, the complainant's representative or Hearing Officer.
2. A decision by the Hearing Officer in favor of the Housing Department's action or failure to act or which denies the relief requested in whole or in part does not constitute a waiver of any rights the complainant may have to a subsequent trial or judicial review in court.

Note: The ACOP is also utilized as the Tenant Selection Plan (TSP) for residents of Sunnyslope Manor and Fillmore Gardens, by incorporating the requirements contained in HUD Handbook 4350.3 and HUD regulations and notices.

The Grievance Procedure contained in the Administrative Plan for the Section 8 Housing Choice Voucher Program is as follows:

INFORMAL REVIEWS AND INFORMAL HEARINGS

INFORMAL HEARING POLICY

Link: [24 CFR 982.555](#)

Informal hearings may be requested for the following reasons:

- Determination of the amount of the total tenant payment or tenant rent
- Determination of hardship regarding minimum rent
- Decision to terminate assistance
- Decision to deny a family move
- Appropriate utility allowance used from schedule
- Family unit size under COPHD subsidy standards
- Termination of a family's FSS Contract, withholding supportive services, or proposing forfeiture of the family's escrow account

COPHD is not required to provide an informal hearing in the following cases:

- Discretionary administrative determinations by COPHD, or to consider general policy issues or class grievances
- Determination that the unit does not comply with COPHD's Housing Quality Standards including space requirements for family size, that the owner failed to maintain the unit in a decent, safe, and sanitary manner in accordance with the Housing Quality Standards (HQS), (including all services, maintenance, and utilities required under the lease).
- Decision to exercise any remedy against the owner under an outstanding contract, including the termination of Housing Assistance Payments to the owner
- Decision not to approve a family's request for an extension of the term of the Voucher issued to an assisted family which wants to move to another dwelling unit with continued participation
- Establishment of COPHD schedule of utility allowances for families in the program
- Disapproval of unit or lease

When the COPHD determines that a participant should be terminated from the program, COPHD will notify the participant of their proposed termination in writing. The notice will contain:

- Reason(s) for and timing of termination,
- The date the proposed action will take place

- Procedure for requesting a hearing if the participant does not agree with the decision
Time limit for requesting a hearing: The participant must submit the written request for an informal hearing within 15 business days of the date of the termination notice.

CONDUCTING INFORMAL HEARINGS

The COPHD may conduct informal reviews and hearings telephonically, via video-teleconferencing, or through other virtual platforms provided that the family has not requested in-person informal hearing. Prior to scheduling a remote informal hearing, the COPHD will survey the family to determine if technology barriers exist that would limit the family's ability to participate in the hearing. If the participant does not have proper technology access, then the remote hearing will either be postponed until the COPHD can resolve the access issue(s), or an in-person alternative will be provided.

COPHD hearings will be conducted by a single hearing officer or a panel. The COPHD will appoint a person or panel who has/have been selected in the manner required under the hearing procedure.

Hearings may be attended by the following applicable persons:

- A COPHD representative(s)
- Any witnesses for the COPHD
- The participant
- Any witnesses for the participant
- The participant's counsel or other representative
- If the participant is bringing legal counsel to the informal hearing, the participant must notify COPHD at least 24 hours in advance of the hearing.
- Any other person approved by the COPHD will be as a reasonable accommodation for a person with a disability.

HEARING DECISION

In rendering a decision, the hearing officer/panel will consider the following matters:

- COPHD Notice to the Family
- COPHD Evidence to Support the COPHD Decision
- Participant Presented Evidence
- Validity of Grounds for Program Termination

RIGHTS OF THE APPLICANT/PARTICIPANT and COPHD

The applicant/participant may appear in person at the review/hearing and may be represented by an attorney, or other representative, at his/her own expense. If the family is being represented by an attorney, the family must notify COPHD of such 24 hours in advance of the review/hearing.

- The applicant/family and COPHD have the right to present evidence, both oral and written.
- The applicant/family and COPHD have the right to question any witnesses, and the right to state his/her case prior to the hearing officer's decision.
- The applicant/family has the right to arrange for an interpreter to attend the review/hearing, at his/her own expense.
- The applicant/family has the right to seek redress directly through judicial procedures of the court.
- COPHD has the right to make final submissions.

The applicant/family and COPHD have the right to review any documents directly relevant to the review/hearing. Review of documents will take place at the COPHD office. Copying of any documents will be at the expense of the requesting party at .25 per copy. If the applicant/family or COPHD does not make the document available for examination on the request of the other party, that document may not be relied on during the review/hearing.

REVIEW/HEARING PROCESS

The review/hearing will follow the following guidelines:

- The review will be conducted by any person or persons designated by COPHD, other than a person who made or approved the decision under review or a subordinate of this person.
- All COPHD Denial and Termination notices will advise the applicant/family of his/her right to a review/hearing and the process to request a review/hearing.
- The applicant/family must request the informal review/hearing in writing within the required time frame (15 business days after receipt of notice from the COPHD).
- COPHD will schedule the hearing within a reasonable timeframe, preferably before the effective termination date. If the hearing cannot be scheduled before the effective termination date, the effective termination date may be extended, based solely on the reason for the delay and at the sole discretion of COPHD.
- The notification of hearing will contain:
 - Date and time of the hearing
 - Location where the hearing will be held
 - Family's right to bring evidence, witnesses, legal or other representation at the
 - Right to view any documents or evidence in the possession of COPHD and upon which COPHD based the proposed action and, at the family's expense, to obtain a copy (at \$.25 per copy) of such documents prior to the hearing. Requests for such documents or evidence must be received no later than five business days before the hearing date.
- If a family does not appear at a scheduled review/hearing and has not rescheduled the hearing in advance, the hearing officer will assume the family is no longer interested in the program and will uphold the denial/termination.
- The applicant/family will be given an opportunity to present written or oral objections to COPHD's decision. If the family is presenting written documentation, a copy of the documentation will be made at the time it is presented at the hearing, for the participant file.
- COPHD will notify the applicant/family of the COPHD final decision after the informal review/hearing, including a brief statement of the reasons for the final decision.
- The Notice will contain the following information:
 - Applicant/family name
 - Applicant/family address
 - Date
 - Date and time of review/hearing
 - Names of everyone in attendance at review/hearing
 - Final decision
 - Brief statement of the reason(s) for the final decision
 - HUD regulation for the denial/termination (if upholding the denial/termination)
 - Effective date of denial/termination (if applicable)
- A hearing decision letter will also be sent to the owner, stating whether the termination was upheld or overturned. The notice to the owner will contain the following information:
 - Family name
 - Unit address
 - Effective date of termination or
 - Effective date of re-instatement
- All requests for review, supporting documentation, and a copy of the final decision will be filed in the family's file.

DECISIONS NOT BINDING TO COPHD

COPHD is not bound by a review/hearing decision on the following matters:

- A matter for which COPHD is not required to provide an opportunity for an informal review/hearing or otherwise in excess of the COPHD of the person conducting the review/hearing.
- A decision given contrary to HUD regulations, requirements, or otherwise contrary to Federal, State or Local law.

In the event that a review/hearing decision is not binding to COPHD, the Managing Director or his/her designee will send a notice to all parties attending the review/hearing that the decision is null and void. The notice will set a date and time for a new hearing with a different hearing officer.

HEARING PROVISIONS FOR RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS

Assistance to the family will not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision of the USCIS appeal. Assistance to a family will not be terminated or denied while the COPHD hearing is pending; however, assistance to an applicant may be delayed pending the COPHD hearing.

If a family member claims to be an eligible immigrant, and the USCIS SAVE system and manual search do not verify the claim, COPHD will notify the applicant/family within ten calendar days of their right to appeal to the USCIS within thirty calendar days or to request an informal hearing with COPHD either in lieu of or subsequent to the USCIS appeal. If the family appeals to the USCIS, they must give COPHD a copy of the appeal and proof of mailing, or COPHD may proceed to deny or terminate. The time period to request an appeal may be extended by COPHD for good cause. Good cause includes medical emergency, employment emergency, family emergency, etc. The emergency must be documented in writing (doctor's statement, employer statement, independent agency statement, etc.)

The request for a COPHD hearing must be made within 15 business days of receipt of the notice offering the hearing or, if an appeal was made to the USCIS, within 15 business days of receipt of that notice.

After receipt of a request for an informal hearing, the hearing is conducted as described in this Plan for both applicants and families. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members the COPHD will:

- Deny the applicant family.
- Terminate the family if the family does not qualify for deferral.

If there are eligible members in the family, the COPHD will offer to prorate assistance or give the family the option to remove the ineligible members.

If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide, the family will be denied or terminated for failure to provide.

Families whose assistance is pro-rated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights describes above) are entitled to a hearing based on the right to a hearing regarding determinations of Total Participant Payment.

Families denied or terminated for fraud in connection with the non-citizens rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

COPHD's informal review and informal hearing procedures are stated in the COPHD HCV Informal Review and Hearing Procedure.

- **Homeownership Programs**

The Housing Department submitted an application *to the* US Department of Housing and Urban Development (HUD) *for approval to dispose of thirty-four (34) vacant Scattered Sites AZ001000008 (AMP 08)*, under Section 18 of the US Housing Act during the *third* quarter of 2020, due to the distance between units, the lack of uniformity of systems and the unsustainability to operate and maintain the units as public housing. Additional applications will be submitted in

phases of up to fifty (50) units, for a total of 130 units. The department anticipates submitting at least one application each fiscal year for the next four fiscal years.

The Section 18 Plan has similar primary residence restrictions to those of the Section 32 Plan for a percentage of units included in the Plan, with exceptions, including but not limited to: units which require excessive rehabilitation, units which appraise beyond what affordable buyers may qualify for and units which fail to sell after established time periods and price reductions. *AMP 08 currently has 241 single-family homes with 123 of those identified for sale through the Section 32 Program.*

The initial phase containing the thirty-four (34) identified vacant units does not require resident relocation and will be sold in "as is" condition with minimal rehabilitation. The price of each unit will be established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service. The department does not have an eligible resident organization, resident management corporation or non-profit organization acting on behalf of the residents and anticipates the total time for disposition to be ten (10) months from the date of Plan approval.

The application contained the required elements including but not limited to, consultation with the Resident Advisory Board (RAB), and environmental reviews, in accordance with PIH 2017-04. The Assisted Housing Governing Board (AHGB) approved the sale of units pursuant to a HUD approved plan for disposition on December 4, 2019. *Approval of the initial application was received on August 11, 2020.*

As part of the Choice Neighborhoods housing development program, 44 units of affordable and market townhome style homeownership units will be built on the former Frank Luke Homes public housing site. These homes will be adjacent to the proposed linear park and will range from 2-4 bedrooms.

- **Community Service and Self-Sufficiency Programs**

The Housing Department offers a number of services to residents of public housing to improve resident self-sufficiency. These include employment and training programs, teen programs, educational programs and Neighborhood Network Centers. Social services were provided by both Resident Services and HOPE VI Community and Supportive Services. In January 2016, the two programs were combined to be the Housing Supportive Services Programs.

To enhance service provision, the Housing Department partners with many agencies including the ARIZONA@Work (formerly Phoenix Workforce Connection) and Head Start. Over 60 partners are part of the Coalition of Service Providers and more are added as new agencies are created or new services for residents are identified.

An Early Childhood Advisory Team was implemented during the revitalization of the Frank Luke Addition HOPE VI site to address the health and educational needs of young children and their parents. The Choice Neighborhood Grant's People goals align with these goals and the ECAT continues to serve all housing family sites. The Aeroterra Family Center opened in January 2018 and was located in the historic building on the Aeroterra Frank Luke Addition HOPE VI revitalization site. A new, larger community center opened in 2018 and is fully functioning. This center was designated as a HUD EnVision Center in October 2019. This center provides a host of classes such as GED, ELA (English Language Acquisition), parenting, budgeting, leadership, employment readiness, health, nutrition, and wellness classes. Additionally, the center has an affiliate One Stop Career Center for the ARIZONA@WORK City of Phoenix with a computer lab which opened in early spring 2019 as a part of the Choice Neighborhoods Implementation grant.

The Family Self Sufficiency (FSS) program is available to all conventional, scattered sites and Section 8 subsidized housing residents. FSS is an education and employment program leading to financial independence. The City of Phoenix is part of the Valley FSS Program Coordinating Committee which includes other Housing Authorities, and agencies that provide TANF assistance and Workforce Investment Act agencies. In October 2016, FSS requested and received approval from the Resident Advisory Board to increase the current caseload by 75 participants. The increase made FSS available to 150 public housing participants and 150 Section 8 participants in total. Due to changes in the program due to RAD, a new FSS Action Plan will be revised this year to adjust for the changes to formally public housing units and the Action Plan will request to increase the number of participants in Section 8.

The Housing Department and the Arizona Department of Child Safety (DCS) have had a Memorandum of Understanding (MOU) in place for the Family Unification Program (FUP) since July 26, 2009. The COP was originally awarded 100 FUP Housing Choice vouchers of which, 10 are allocated to youth ages 18 - 21, who are aging out of the foster care system. On July 27, 2016, the Housing Department, together with DCS, received approval to participate in the Family Unification and Family Self Sufficiency (FSS) Demonstration Program, as defined in PIH Notice 2016-01. The demonstration program allows for youth ages 18-21 aging out of foster care, who meet the HUD established criteria, enroll in the FSS program, and sign a FSS Contract of Participation, to maintain the voucher housing assistance for an additional 42 months, with the possibility of an extension to 66 months, to complete training and degree programs. In July 2018, the Housing Department applied for an additional 100 FUP vouchers and was awarded 89 that became effective January 2019. This program allows both FUP eligible families (those who lack adequate housing as the primary factor in the imminent placement of the family's child, or children, in out-of-home care, or in the delay of discharge of a child or children to the family from out of home care) and FUP eligible youth ages 18 – 24 who aged out of foster care system who qualify to obtain a Housing Choice Voucher. Families are eligible for an ongoing voucher and FUP youth are eligible for assistance for up to 36 months unless they enroll in the FSS Program as a part of the FSS Demonstration Program outlined above.

The Housing Department was awarded a four-year Jobs Plus grant in September 2016 to develop locally-based, job driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement and counseling, educational advancement, technology skills and financial literacy for residents of the Marcos de Niza public housing site. iWORK, (Improving Work Opportunities and Resident Knowledge), the name for the local program, addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families and a set of services designed to support employment. The program opened in March 2017. An affiliate ARIZONA@WORK One Stop Career Center, a part of the Phoenix Workforce Connection System, is located at this site. *This program will be asking for an extension through March of 2022 for this grant due to cost savings.*

The Housing Department offered 33 Project-based vouchers to homeless individuals and families who meet the criteria with supportive services from the Human Services Department Family Services Center at Aeroterra Phase III of the Frank Luke Addition HOPE VI revitalization. Families referred through the Phoenix regional coordinated assessment hubs receive on-going supportive services such as case management, job training and employment services to ensure long-term stability and increase self-sufficiency.

The Housing Department was awarded a 2016 ROSS (Resident Opportunities and Self-Sufficiency) for Education Grant. The Department partnered with the Library Department's College Depot to deploy Education Navigators to provide youth between the ages of 15 – 20 and their families individualized assistance at public housing sites. The Navigators provide support with Free Application for Federal Student Aid completion, financial literacy and college readiness, postsecondary program applications, and post-acceptance assistance. This grant was completed, however the framework of ROSS for Education is being continued in the Choice Neighborhood and Jobs Plus grant.

Residents of RAD and Choice Neighborhoods projects converting to PBVs, including the Monroe Gardens Apartments and Soluna, are eligible and offered a variety of services at Housing Department community centers including the centers at Aeroterra and Henson Village. Services include but are not limited to: ARIZONA@WORK PHOENIX Affiliate site, resume assistance, job fairs, GED preparation classes, ESL classes, neighborhood network center/computer access, health prevention classes, nutrition, physical activity and other health related classes, early childhood development screenings, financial literacy, Girl Scouts, parent educational programming, Man Cave for fathers of 0 – 5 year old youth, community leadership classes/Leadership Academy, Volunteer Income Tax Assistance (VITA), Ninos en Mi Casa training for in-home childcare providers, Raising a Reader, Kindergarten Boot Camp, assistance with benefit applications, youth sports, dance/music/art classes, and PBS Kids Play and Learn Science. Early Head Start and Head Start services are offered by several organizations in the surrounding areas. Residents are also eligible to join the Family Self Sufficiency (FSS) Program.

Case management, service coordination and other services are offered to all public housing residents impacted by HOPE VI developments and those who live in the sites that are benefitted by the ROSS Family Service Coordinator grant.

Due to changes in the Workforce Innovation and Opportunity Act (WIOA) the Career Center located at Henson Village is no longer a satellite site but is instead an access point which allows for residents to actively update resumes, look for jobs and attend job fairs that are held routinely. The site has seen an increase in participation over the past few years. An Affiliate ARIZONA@WORK One Stop Career Center opened in January 2019 at the Aeroterra Community Center as a part of the Choice Neighborhood Grant and has a Workforce Specialist located at the Center.

All residents of city-owned and city managed senior/disabled complexes continue to receive assistance from on-site service coordinators who coordinate recreational, educational, social services and health activities, as well as information and referrals. Special activities are planned to enhance independent living including transportation to nearby grocery stores. These sites also have mini-computer labs with internet access available for resident use.

Housing Supportive Services staff partners with ARIZONA@WORK and the Coalition of Service Providers to ensure that residents receive the training necessary to participate in Section 3 employment opportunities and other educational and training opportunities.

The Housing Department's Twitter account provides local area residents with up-to-date information about the Housing Department. The Department will be adding information about potential employment opportunities, job fairs, community resources and health and safety related tips.

- **Safety and Crime Prevention**

The Housing department employs two (2) investigators as part of the Housing Security Team (HST). The HST researches and investigates resident issues and other complaints for all housing programs. Hours vary, as needed, to allow for evening and night surveillance/investigations.

The HST works closely with the Police Department to ensure the safety of residents in all public housing programs. This includes frequent contact with the officers assigned to the family public housing communities and agreements with the Police Department to provide information regarding calls from the public housing properties.

The Housing Department has assigned a full-time staff member of the HST to address any public safety issues in AMP 3 (AZ001000003) in accordance with the Choice Neighborhoods Implementation Grant awarded July 6, 2018.

- **Pet Policy**

PURPOSE

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

EXCLUSIONS

1. This policy does not apply to service animals that are used to assist, support or provide service to persons with disabilities.
2. Service animals are defined by the Americans with Disabilities Act (ADA) as any guide dog, signal dog, or other animal that provides assistance to an individual with a disability.
3. Pursuant to the Fair Housing Act, assistance and companion animals are allowed in all housing facilities with no restrictions other than those imposed on all Residents to maintain their units and associated facilities in a decent,

safe, and sanitary manner, to refrain from disturbing their neighbors, and to refrain from constituting a safety threat.

APPROVAL

1. Residents must have prior approval of the Housing Department before moving a pet into their unit.
2. Residents must request approval by executing the appropriate Pet Lease Addendum and providing all required information and documentation.
3. As a requirement to pet ownership, the Resident must be able to demonstrate the ability to care for the pet. A history of late rent payments, failure to pass household inspections, or other lease violations may prohibit the Resident from maintaining a pet in the unit.

TYPE AND NUMBER OF PETS

1. The Housing Department will allow only one domesticated dog or cat per household.
2. All dogs or cats must be neutered or spayed. A veterinary certificate must be provided to the Housing Department.
3. Any aggressive animal, including attack or trained fighting dogs, deemed to be potentially harmful to the health or safety of others, will not be allowed. This includes but is not limited to: Staffordshire Terriers, Pit Bulls, Rottweilers, Dobermans, mixed breeds thereof, or any dog that is considered dangerous or vicious.

INOCULATIONS/LICENSE

1. Prior to approval of a pet, the Resident will be required to show proof that his/her pet has been properly vaccinated, is spayed or neutered, and that all local licensing requirements have been met, where applicable.
2. No Pet Addendum will be executed and the pet shall not be allowed on the premises if it has not been properly vaccinated and licensed.
3. On an annual basis, Resident must bring the current license and proof of vaccination of the pet to the Housing Department. Failure to do so will result in removal of the pet from the household.

PET DEPOSIT

1. A pet deposit of one hundred dollars (\$100.00) or one month's rent (before any utility allowance), whichever is less, shall be required for all dogs, cats and pigs.
2. The pet deposit is to cover potential damage by the pet and will be returned, less the cost of any damages incurred as a direct result of the pet.
3. Damages will be assessed by the Housing Department at the time the Resident vacates or the time the Resident disposes of the pet.
4. The pet deposit will not bear interest.
5. A minimum of \$25.00 of the pet deposit must be collected as the initial payment toward the full deposit.
6. The remaining balance must be paid in a maximum of three successive monthly payments of \$25.00.
7. For Sunnyslope Manor and Fillmore Gardens Residents, the initial deposit cannot exceed fifty dollars (\$50.00) and the remaining balance can be paid in increments not to exceed \$10 per month.

FINANCIAL OBLIGATION OF RESIDENTS

1. Any Resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet.
2. Any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner. The Housing Department reserves the right to exterminate insect infestations in the dwelling unit and the treatment will be charged to the Resident.
3. All pet waste must be cleaned up and disposed of properly. Residents who fail to pick up and dispose of pet waste will be charged a yard ticket fee in accordance with the published Schedule of Charges.

PET CARE/IDENTIFICATION

1. The Resident will be solely responsible for the maintenance of the pet in a healthy environment and will insure that the pet receives proper care and humane treatment.
2. Pets are not to be left unattended for periods of time exceeding 24 hours or longer.
3. Pets requiring licensing shall wear a collar displaying identification.
4. Failure to comply will result in removal of the pet.

NUISANCE OR THREAT TO HEALTH OR SAFETY

1. The pet must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.
2. 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 removal of the pet and/or the issuance of a Notice of Lease Termination and/or eviction.
3. A single incident of a pet threatening the health or safety of anyone may result in removal of the pet or a notice of lease violation and/or termination of the lease.

DESIGNATION OF PET AREA

1. Pets must be kept in the owner's unit or on a leash at all times when outside.
2. No outdoor cages/dog houses may be constructed in conventional public housing or senior housing.
3. Pets will not be tethered outside of units in conventional public housing or senior housing.
4. When outdoors, pets will be on a leash no longer than five (5) feet in length, or carried in a closed, ventilated container used for the purposes of transporting live animals.
5. The Resident shall insure that the pet does not wander into neighboring yards or common areas.
6. Pets will be allowed only in designated areas on the grounds of the public housing developments.
7. Pet owners must clean up after their pets and are responsible for disposing of pet waste and debris.
8. Pet owners that fail to clean up pet waste/debris will be charged in accordance with the Lease, Rules and Regulations, Pet Addendum and/or Schedule of Charges.
9. Continuous violations of the rules may lead to the termination of the lease.

VISITING PETS

Pets belonging to visitors and family members not on the lease 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 if the pet becomes vicious, displays symptoms of severe illness or demonstrates behavior that constitutes a threat to the health or safety of other occupants of the site, other persons in the community where the housing site is located, or City staff and contractors.

DESIGNATED RESPONSIBLE PARTY FOR EMERGENCY

Resident shall provide the name, address and phone of someone who would keep the animal in the event of owner's illness or death. In the event that the party cannot be reached, the Housing Department will contact Maricopa County Animal Control and/or the Arizona Humane Society to remove the pet.

- **Asset Management**

The Housing Department carries out its asset management functions by funding, budgeting and accounting at the AMP level for its properties. Property management is also performed at the AMP level, with most staff assigned to a single AMP and others shared between AMPs. Each AMP is individually monitored, and its performance is regularly assessed to quickly identify problems and opportunities for change. The department's computerized business system is designed to support these management functions, and the City of Phoenix financial system also provides support.

- **Substantial Deviation**

Any collective change to the 5-Year Plan which impacts and prevents implementation of the planned or actual use of federal funds for identified activities and would prohibit or redirect the Housing department's strategic goals of increasing the availability of safe and affordable housing while promoting self-sufficiency and asset development of families and individuals.

Any single or collective change in the planned or actual use of federal funds as identified in the 5-Year plan that exceeds 25% of the City of Phoenix's annual program budget for section 8 Housing Choice Voucher or Public Housing activities.

- **Significant Amendment/Modification**

Changes of a sufficient nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements which would result in a change to the Annual Agency Plan, unless the change is a result of a circumstance identified by HUD for special intervention. Guidance in the form of PIH or Multifamily Notices or Letters changing these policies will not require a significant amendment to this Plan for implementation.

Any change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 25% of the City of Phoenix's annual budget.

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

Exclusion of RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Exclusion of Choice Neighborhoods specific items:

- a. Changes to the Capital Fund Budget produced as a result of each phase of redevelopment, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each phase of redevelopment; and
- c. Changes to the financing structure for each phase of redevelopment.

B.2

New Activities.

(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.
- Demolition and/or Disposition.
- 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.
- 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.

• **HOPE VI or Choice Neighborhoods**

The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize its Aeroterra Frank Luke Addition (FLA) public housing community. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units, serving seniors and persons with disabilities, and was complete and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms, and a combination of public housing, LIHTC, Section 8 project-based vouchers, and market rate units. Phase II was completed and 100% occupied in October 2016; Phase III was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty (50) public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra Frank Luke HOPE VI grant is pending and likely to be completed in the next 3-5 years.

The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD’s programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.

A Choice Neighborhoods Implementation Grant application was submitted in November 2017, and the Department was awarded the Grant on July 6, 2018. The Department is proceeding to fully implement its strategies as outlined in the application, including a plan for the development of mixed-income housing units (including 427 replacement public housing units) on all three target public housing sites as well as an off-site parcel, and the inclusion of 150 Project-Based Vouchers to be utilized as replacement units. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, Section 32 Sales Proceeds, Affordable Housing funds and other local funds may be utilized in the development. Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program. *The Housing Department submitted a Section 24 demolition/disposition application to HUD for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B) in 2020. HUD approved this application and demolition of the Frank Luke Homes site began in December 2020. The Housing Department intends to submit a*

Section 24 demolition/disposition application to HUD for Sidney P Osborn Homes (145 units, AZ1-7B) in fiscal year 2021-2022.

The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

<i>Construction Phasing Plan</i>	<i>Total Number of Units in the Phase</i>	<i>Est. Construction Start</i>	<i>Est. Construction Completion</i>
<i>Phase 1A and 1B (off-site parcel, now known as Soluna)</i>	<i>177</i>	<i>April 2020 (Actual)</i>	<i>November 2021</i>
<i>Phase 2A and 2B (now known as Harmony at the Park)</i>	<i>235</i>	<i>May 2021</i>	<i>December 2022</i>
<i>Phase 3A and 3B</i>	<i>170</i>	<i>January 2022</i>	<i>July 2023</i>
<i>Phase 4A and 4B</i>	<i>390</i>	<i>January 2023</i>	<i>July 2024</i>
<i>Homeownership</i>	<i>39</i>	<i>January 2022</i>	<i>November 2024</i>
<i>TOTAL UNITS</i>	<i>1,011 (mix of replacement, affordable and market rent units)</i>		

The Housing Department intends to allocate 42 Section 8 Project-Based Voucher (PBV) units to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project, Soluna I, located at Roosevelt and 18th Streets. The Housing Department intends to allocate an additional 33 Section 8 PBV units to serve as replacement public housing for the Soluna II project on the same site as Soluna I (Phases 1A and 1B as stated above). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing and was awarded in June 2020. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2021. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

As part of Phase 3, the Housing Department was required to preserve a courtyard of buildings as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation as part of the Phase 3 housing development project and will serve as a resident community center for educational services. The Housing Department is also developing a plan to provide free Wi-Fi access throughout its community centers and in residential units.

As part of the Choice Neighborhoods housing development program, 44 units of affordable and market townhome style homeownership units will be built on the former Frank Luke Homes public housing site. These homes will be adjacent to the proposed linear park and will range from 2-4 bedrooms.

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based

Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

- **Mixed Finance Modernization or Development**

The Housing Department intends to apply for Low Income Housing Tax Credits (LIHTC)/Mixed Finance Development approval for its last phase of the Aeroterra Frank Luke Addition HOPE VI revitalization (Phase V) in the next *three to five* calendar years.

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including the following properties: Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All of the listed AMPs were included in a RAD Portfolio application with AMPs 3, 4 and 8 in Part I, and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4 and 8 in calendar year 2017 with a Portfolio Award approved in October 2017. RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018 and Washington Manor (AMP 6) on October 5, 2018. RAD CHAPs were received for Aeroterra Senior on October 11, 2019 and for Pine Tower (AMP 7) on March 31, 2020. *The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program.* The Housing Department intends to continue with existing site preferences and/or designation plans of Senior and Senior/Disabled projects after RAD conversion including Maryvale Parkway Terrace Apartments (AMP 5, 108 units), Pine Tower Apartments (AMP 7, 156 units), and Aeroterra Senior Village (AMP 23, 60 units).

A co-developer for A.L. Krohn East (Monroe Gardens) and Foothills Village, Gorman & Company, was selected through a Request for Proposals process in 2017. The Department applied for LIHTC financing in calendar year 2018 for A.L. Krohn East (within AMP 3) and received a nine percent (9%) LIHTC award on June 29, 2018. RAD financial closing occurred on October 1, 2019. Foothills Village Apartments (AMP 4) held its RAD financial closing on November 30, 2020. Foothills Village received a four percent (4%) LIHTC award on September 10, 2018. Project-Based Vouchers will be utilized in conjunction with RAD converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4) and other sites as necessary.

RAD conversions projected to be completed in calendar year 2021 without significant rehabilitation or relocation, utilizing existing reserve funds and/or Capital Funds: Aeroterra Senior Village (AMP 23, 60 units), Aeroterra Phase II (AMP 25, 36 units), and Aeroterra Phase III (AMP 26, 34 units). The RAD conversion for Washington Manor Apartments (AMP 6, 112 units), was completed on October 16, 2019. The RAD conversion for McCarty on Monroe was completed on November 25, 2020. RAD conversion for Pine Tower Apartments (AMP 7, 156 units) will occur in 2021 and involve significant rehabilitation and will include eight HCV Project-Based Voucher units as allowed under the de minimus threshold. Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

The Housing Department intends to apply for the RAD program during calendar years 2021/2022 for the following properties: Marcos de Niza (AMP 22, 374 units); Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); Aeroterra Phase II (AMP 25, 36 units); Aeroterra Phase III (AMP 26, 34 units) and Summit Apartments (AMP 24, 50 units). *Maryvale Parkway Terrace (AMP 5) will involve significant rehabilitation with offsite relocation. These properties may apply for LIHTC, and other financing as part of its RAD conversion. The properties may also include HCV Project-Based Voucher units as allowed under the 5% de minimus threshold.*

As part of the Housing Department's ConnectHome initiative, we are implementing free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. The Housing Department is also working with the local electric company, APS to install solar carports at the following properties: Monroe Gardens, Washington

Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza. This program will provide a discount on electricity to tenants and the property while supplying solar energy to the grid.

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department may utilize RAD and/or Project-Based Vouchers in conjunction with its Affordable Housing (non-public housing) portfolio by placing converted units at one or more of its affordable properties to create mixed-income, sustainable communities. If this occurs, these properties will apply through the Mixed Finance approval process. One or more properties in the Affordable Housing portfolio may apply as feasible.

- **Demolition and/or Disposition**

The Housing Department submitted a Section 24 demolition/disposition application to HUD for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B) in 2020. HUD approved this application and demolition of the Frank Luke Homes site began in December 2020. The Housing Department intends to submit a Section 24 demolition/disposition application to HUD for Sidney P Osborn Homes (145 units, AZ1-7B) in fiscal year 2021-2022.

The Housing Department submitted application for demolition of Ozanam Manor due to the age and physical condition of the structure and as component of the HUD Choice Neighborhoods Implementation Grant redevelopment plan. The building was most recently used a dormitory style housing program, operated by St. Vincent De Paul, with no dedicated cooking space and one bathroom per floor. Originally constructed in 1960, this vacant building located in the center of the Sidney P Osborn property, contains systems which would have needed significant upgrades and complete restoration. The demolition preceded the remaining buildings identified in the Choice Neighborhoods Implementation Grant redevelopment plan to ensure the health and safety of the residents. *Demolition approval was received on June 4, 2019 and demolition was complete on August 30, 2019.*

The Housing Department submitted an application for the disposition of the Scattered Sites administrative and maintenance building and received approval on August 19, 2019. The Department certified the disposition of the building does not interfere with the continued operation of the program and the disposition will allow the development or rehabilitation of other properties to be operated as low-income housing developments. The disposition was completed with the sale of the building on October 22, 2019.

The Housing Department requested US Department of Housing and Urban Development (HUD) approval to dispose of up to 25% or up to fifty (50) Foothills Village (AMP 4, AZ001000004) units, under Section 18 of the US Housing Act of 1937, due to Comprehensive Rehabilitation and Replacement through Rental Assistance Demonstration (RAD) and received approval in May 2019. The Foothills Village RAD Financing Plan will utilize a RAD/Section 18 blend, converting 75% or one hundred-fifty (150) units to RAD Project-Based Vouchers, disposing of fifty (50) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. The application contained the required elements, including but not limited to, resident relocation plans which include RAD and Section 18 requirements including a planned application for Tenant Protection Vouchers, consultation with the Resident Advisory Board (RAB), and environmental reviews. Approval of the Assisted Housing Governing Board for all phases was received on February 6, 2019. *Foothills Village Apartments (AMP 4) held its RAD financial closing on*

November 30, 2020.

The Maryvale Parkway Terrace RAD Conversion may utilize a RAD/Section 18 blend, converting 75% or eighty one (81) units to RAD Project-Based Vouchers, disposing of twenty seven (27) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. This option will depend on the amount of rehab needed and the estimated construction cost.

Pine Tower RAD conversion will include eight HCV Project-Based Voucher units as allowed under the de minimus threshold, which a disposition application may be required.

The Housing Department submitted an application to request US Department of Housing and Urban Development (HUD) approval to dispose of forty (40) vacant Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act during the first quarter of 2020, due to the distance between units, the lack of uniformity of systems and the unsustainability to operate and maintain the units as public housing. Additional applications will be submitted in phases of up to fifty (50) units, for a total of 130 units. The department anticipates submitting at least one application each fiscal year for the next four fiscal years.

The Section 18 Plan has similar primary residence restrictions to those of the Section 32 Plan for a percentage of units included in the Plan, with exceptions, including but not limited to: units which require excessive rehabilitation, units which appraise beyond what affordable buyers may qualify for and units which fail to sell after established time periods and price reductions. AMP 08 currently has 238 single-family homes with 108 of those identified for sale through the Section 32 Program.

The initial phase containing the forty (40) identified vacant units does not require resident relocation and will be sold in "as is" condition with minimal rehabilitation. The price of each unit will be established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service. The department does not have an eligible resident organization, resident management corporation or non-profit organization acting on behalf of the residents and anticipates the total time for disposition to be ten (10) months from the date of Plan approval.

The application contained the required elements including but not limited to, consultation with the Resident Advisory Board (RAB), and environmental reviews, in accordance with PIH 2017-04. The Assisted Housing Governing Board (AHGB) approved the sale of units pursuant to a HUD approved plan for disposition on December 4, 2019. Approval for the initial application was received on August 11, 2020.

- **Conversion of Public Housing to Project-Based Assistance Under RAD**

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including: Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All the listed AMPs were included in a RAD Portfolio application with AMPs 3, 4 and 8 in Part I, and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4, and 8 in calendar year 2017 with a Portfolio Award approved in October 2017. RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018, Washington Manor (AMP 6) on October 5, 2018 and Aeroterra Senior (AMP 23) on October 11, 2019. RAD CHAPs were received for Aeroterra Senior on October 11, 2019 and for Pine Tower (AMP 7) on March 31, 2020. The department will not be converting Scattered Sites (AMP 8) through RAD. The Housing Department intends to continue with existing site preferences and/or designation plans of Senior and Senior/Disabled projects after RAD conversion including: Maryvale Parkway Terrace Apartments (AMP 5, 108 units), Pine Tower Apartments (AMP 7, 156 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units).

A.L. Krohn East within AMP 3 (Monroe Gardens), was awarded LIHTC financing on June 29, 2018 and RAD closing was October 1, 2019. The housing department held the ground-breaking ceremony for Monroe Gardens on December 19, 2019. Foothills Village Apartments (AMP 4) was awarded LIHTC financing September 10, 2018, RAD financial closing completed on November 30, 2020. A co-developer for A.L. Krohn East and Foothills Village, Gorman &

Company, was selected through a Request for Proposals process in 2017. The remaining properties in AMP 3: Frank Luke Homes (230 units, AZ1-2), A.L. Krohn Homes (202 units, AZ1-8B), and Sidney P. Osborn (145 units, AZ1-7B) will no longer be part of the RAD Program and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program.

The Housing Department requested US Department of Housing and Urban Development (HUD) approval to dispose of up to 25% or up to fifty (50) Foothills Village (AMP 4, AZ001000004) units, under Section 18 of the US Housing Act of 1937, due to Comprehensive Rehabilitation and Replacement through Rental Assistance Demonstration (RAD) and received approval in May 2019. The Foothills Village RAD Financing Plan will utilize a RAD/Section 18 blend, converting 75% or one hundred-fifty (150) units to RAD Project-Based Vouchers, disposing of fifty (50) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. The application contained the required elements, including but not limited to, resident relocation plans which include RAD and Section 18 requirements including a planned application for Tenant Protection Vouchers, consultation with the Resident Advisory Board (RAB), and environmental reviews. Approval of the Assisted Housing Governing Board for all phases was received on February 6, 2019. *Foothills Village Apartments (AMP 4) held its RAD financial closing on November 30, 2020.*

RAD conversions projected to be completed in calendar year 2021 without significant rehabilitation or relocation, utilizing existing reserve funds and/or Capital Funds: Aeroterra Senior Village (AMP 23, 60 units), Aeroterra Phase II (AMP 25, 36 units), and Aeroterra Phase III (AMP 26, 34 units). The RAD conversion for Washington Manor Apartments (AMP 6, 112 units), was completed on October 16, 2019. The RAD conversion for McCarty on Monroe was completed on November 25, 2020. RAD conversion for Pine Tower Apartments (AMP 7, 156 units) will occur in 2021 and involve significant rehabilitation and will include eight HCV Project-Based Voucher units as allowed under the de minimus threshold. Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

Other properties within the Portfolio Award may proceed with RAD conversion as feasible. Project-Based Vouchers will be utilized in conjunction with RAD converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4), Pine Tower Apartments (AMP 7) and other sites as necessary. (Attachment C)

The Housing Department intends to apply for the RAD program during calendar years 2021/2022 for the following properties: Marcos de Niza (AMP 22, 374 units); Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); Aeroterra Phase II (AMP 25, 36 units); Aeroterra Phase III (AMP 26, 34 units) and Summit Apartments (AMP 24, 50 units). Maryvale Parkway Terrace (AMP 5) will involve significant rehabilitation with offsite relocation. These properties may apply for LIHTC, and other financing as part of its RAD conversion. The properties may also include HCV Project-Based Voucher units as allowed under the 5% de minimus threshold.

As part of the Housing Department's ConnectHome initiative, we are implementing free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. The Housing Department is also working with the local electric company, APS to install solar carports at the following properties: Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza. This program will provide a discount on electricity to tenants and the property while supplying solar energy to the grid.

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based

Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department intends to allocate 42 Section 8 Project-Based Voucher (PBV) units to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project, Soluna I, located at Roosevelt and 18th Streets. The Housing Department intends to allocate an additional 33 Section 8 PBV units to serve as replacement public housing for the Soluna II project on the same site as Soluna I (Phases 1A and 1B). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing and was awarded in June 2020. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2021. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

The Housing Department also intends to utilize RAD in conjunction with its Affordable Housing (non-public housing) portfolio by placing converted units at one or more of its affordable properties to create mixed-income, sustainable communities. If this occurs, these properties will apply through the Mixed Finance approval process as feasible.

- **Project-Based Vouchers**

The following are current and projected sites with project-based vouchers:

- Sunrise Vista, 4415 S 28th Street, Phoenix, AZ – 48 HCV
 - Marcos de Niza, 305 W Pima Street, Phoenix, AZ 85003 – 93 HCV
 - Encanto Pointe, 4175 N 9th Street, Phoenix, AZ 85014 – 44 HCV and 10 VASH
 - Madison Pointe, 4150 N 9th Street, Phoenix, AZ 85014 – 8 VASH
 - Collins Court, 10421 N 33rd Avenue, Phoenix, AZ 85051 – 10 VASH
 - Victory Place III, 850 E Jones Avenue, Phoenix, AZ 85040 – 15 VASH
 - Parsons Village, 10825 N Cave Creek Road, Phoenix, AZ 85020 – 20 HCV
 - Sunrise Circle, 2922 N 39th Street, Phoenix, AZ 85018 – 15 HCV
 - Aeroterra Phase II – 15 HCV
 - Aeroterra Phase III – 33 HCV
 - Northern Gardens, 2223 W Northern Avenue, Phoenix, AZ 85021 – 20 VASH and 10 HCB PBV
 - Verde Villas, 5104 E Thomas Road, Phoenix, AZ 85018 – 10 HCV PBV
 - Paradise Palms I Apartments, 304 W Southern Avenue, Phoenix, AZ – 24 VASH
 - Paradise Palms II Apartments, 234 W Southern Avenue, Phoenix, AZ – 24 VASH
 - City Place Apartments, 802 N 30th Street, Phoenix, AZ 85006 – 35 HCV PBV
 - Washington Manor, 1123 E Monroe Street, Phoenix AZ 85034 – 112 RAD PBV
 - *Encore on Northern, 2233 W Northern Avenue, Phoenix, AZ 85021 – 20 VASH and 10 HCV*
 - *Foothills Village, 920 W Alta Vista Road, Phoenix, AZ 85041 – 150 RAD PBV and 50 HCV PBV*
 - *Monroe Gardens, 1441 E Monroe Street, Phoenix, AZ 85034 – 38 RAD PBV and 40 HCV PBV*
 - *McCarty on Monroe, 1130 E Monroe Street, Phoenix, AZ 85034 – 34 RAD PBV*
- Projected:*
- *Dunlap Point, 1427 E Dunlap Avenue, Phoenix, AZ 85020 – 32 VASH*
 - *Soluna I, 950 N 19th Street, Phoenix, AZ 85006 – 42 PBV*
 - *Soluna II, 950 N 19th Street, Phoenix, AZ 85006 – 33 PBV*
 - *Deck Park Vista, 1125 N 3rd Street, Phoenix AZ 85004 – 56 PBV*
 - *Harmony at the Park (CN Phase 2a), Polk and 20th Streets, Phoenix, AZ 85006 – TBD*
 - *Harmony at the Park (CN Phase 2b), Villa and 20th Streets, Phoenix, AZ 85006 – TBD*

- *Aeroterra Senior Village, 675 N 16th Street, Phoenix, AZ 85006 – 60 RAD PBV*
- *Pine Towers, 2936 N 36th Street, Phoenix, AZ 85018 – 148 RAD PBV and 8 HCV PBV*
- *Aeroterra Phases II and III, 1775 E McKinley Street, Phoenix, AZ 85006 – 70 RAD PBV*

Continuing to increase the number of project-based vouchers is consistent with the Plan, promoting affordable housing by improving the quality and long-term viability and strengthening communities by developing communities outside the downtown corridor.

The department intends to issue one or more RFP's for up to eighty (80) VASH Project-Based Vouchers and up to one hundred (100) Housing Choice Vouchers during the 2021 calendar year.

The department will work with a non-profit partner/independent entity to administer project-based vouchers.

The Housing Department intends to allocate up to fifty (50) Section 8 Project-Based Vouchers for Foothills Village (AMP 4, AZ001000004), in addition to the conversion of one hundred fifty (150) public housing units to RAD PBV. The project will remain 200 units in total.

The Housing Department intends to allocate up to forty (40) Section 8 Project-Based Vouchers for AL Krohn East (38 units of AMP 3, AZ001000003). After conversion, the new development named Monroe Gardens will be 78 units in total (38 RAD PBV and 40 HCV PBV).

The department may allocate project-based vouchers to one or more of its instrumentalities, as part of RAD and/or Choice Neighborhoods redevelopment.

The Housing Department intends to allocate 42 Section 8 Project-Based Voucher (PBV) units to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project, Soluna I, located at Roosevelt and 18th Streets. The Housing Department intends to allocate an additional 33 Section 8 PBV units to serve as replacement public housing for the Soluna II project on the same site as Soluna I (Phases 1A and 1B). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing and was awarded in June 2020. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2021. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

In conjunction with RAD or Choice Neighborhood project developments, the department may apply for Tenant Protection Vouchers (TPV) and may elect to project-base these TPVs. Generally, replacement TPV's will be issued based on the occupancy of the public housing units being removed through Section 18 or Section 24.

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

In conjunction with a Section 18 application for the Scattered Sites program (AMP 8, 253 units), the department may apply for Tenant Protection Vouchers.

In accordance with the Housing Opportunities Through Modernization Act (HOTMA), the Housing Departments PHA-owned units may be assisted under the PBV program without following a competitive process and the Housing Department may add eligible units within the same project to the Housing Assistance Payments (HAP) contract at any time during the term without being subject to any additional competitive selection procedures.

If the opportunity becomes available, the Housing Department may apply for additional VASH or other special program vouchers.

- **Units with Approved Vacancies for Modernization**

Units that may be vacant and require substantial renovations or units that have been selected for capital improvements will be placed in a modernization status for the duration of the renovation of the unit or length of the project until the certification of project completion is reached. Units at all RAD development sites may be put in a modernization status as necessary to complete any renovations needed before RAD conversion.

- **Other**

If the opportunity becomes available, the Housing Department may apply for any grants that would provide financial relief to the Department, provide additional funding for RAD conversions, or provide additional supportive services to residents that lead to resident self-sufficiency and/or enhanced quality of life.

If it is determined that any waiting list has sufficient applicants, the waiting list may be closed.

If it is determined that any closed waiting list does not have sufficient applicants, the waiting list will be opened.

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>See <i>Attachment D, Certifications of Compliance with PHA Plans and Related Regulations (HUD-50077-ST-HCV-HP)</i></p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: N/A</p>
B.5	<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><u>Goal: Promote quality affordable housing</u></p> <ul style="list-style-type: none"> • <i>Apply for all financially feasible opportunities to increase the overall size of the Housing Choice Voucher Program.</i> • <i>Continue working to include Housing Choice Vouchers as part of the design and redevelopment of City-owned properties.</i> <p>The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.</p> <ul style="list-style-type: none"> • <i>Improve the quality and long-term viability of the Housing Department’s current public housing properties by considering and implementing alternative funding strategies such as an optional conversion to Housing Choice Vouchers, Low-Income Housing Tax Credit, Rental Assistance Demonstration, project rehabilitation, or a combination of several strategies.</i> <p>The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize its Aeroterra Frank Luke Addition (FLA) public housing community. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units, serving seniors and persons with disabilities, and was complete and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms, and a combination of public housing, LIHTC, Section 8 project-based vouchers, and market rate units. Phase II was completed and 100% occupied in October 2016; Phase III was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty (50) public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra Frank Luke HOPE VI grant is pending and likely to be completed in the next 3-5 years.</p> <p>The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD’s programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.</p>

A Choice Neighborhoods Implementation Grant application was submitted in November 2017, and the Department was awarded the Grant on July 6, 2018. The Department *is proceeding* to fully implement its strategies as outlined in the application, including a plan for the development of mixed-income housing units (including 427 replacement public housing units) on all three target public housing sites as well as an off-site parcel, and the inclusion of 150 Project-Based Vouchers to be utilized as replacement units. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, Section 32 Sales Proceeds, Affordable Housing funds and other local funds may be utilized in the development. Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program. *The Housing Department submitted a Section 24 demolition/disposition application to HUD for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B) in 2020. HUD approved this application and demolition of the Frank Luke Homes site began in December 2020. The Housing Department intends to submit a Section 24 demolition/disposition application to HUD for Sidney P Osborn Homes (145 units, AZ1-7B) in fiscal year 2021-2022.* The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	<i>April 2020 (Actual)</i>	<i>November 2021</i>
Phase 2A and 2B (<i>now known as Harmony at the Park</i>)	235	<i>May 2021</i>	<i>December 2022</i>
Phase 3A and 3B	170	January 2022	July 2023
Phase 4A and 4B	390	January 2023	July 2024
Homeownership	39	January 2022	November 2024
TOTAL UNITS	1,011 (mix of replacement, affordable and market rent units)		

The Housing Department intends to allocate 42 Section 8 Project-Based Voucher (PBV) units to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project, Soluna I, located at Roosevelt and 18th Streets. The Housing Department intends to allocate an additional 33 Section 8 PBV units to serve as replacement public housing for the Soluna II project on the same site as Soluna I (Phases 1A and 1B as stated above). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing *and was awarded in June 2020*. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2021. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

As part of Phase 3, the Housing Department was required to preserve a courtyard of buildings as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation as part of the Phase 3 housing development project and will serve as a resident community center for educational services. The Housing Department is also developing a plan to provide free Wi-Fi access throughout its community centers and in residential units.

As part of the Choice Neighborhoods housing development program, 44 units of affordable and market townhome style homeownership units will be built on the former Frank Luke Homes public housing site. These homes will be adjacent to the proposed linear park and will range from 2-4 bedrooms.

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including: Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All the listed AMPs were included in a RAD Portfolio application with AMPs 3, 4 and 8 in Part I, and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4, and 8 in calendar year 2017 with a Portfolio Award approved in October 2017. RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018, Washington Manor (AMP 6) on October 5, 2018 and Aeroterra Senior (AMP 23) on October 11, 2019. *RAD CHAPs were received for Aeroterra Senior on October 11, 2019 and for Pine Tower (AMP 7) on March 31, 2020.* The Housing Department intends to continue with existing site preferences and/or designation plans of Senior and Senior/Disabled projects after RAD conversion including: Maryvale Parkway Terrace Apartments (AMP 5, 108 units), Pine Tower Apartments (AMP 7, 156 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units).

A.L. Krohn East within AMP 3 (Monroe Gardens), was awarded LIHTC financing on June 29, 2018 and RAD closing was October 1, 2019. The housing department held the groundbreaking ceremony for Monroe Gardens on December 19, 2019. Foothills Village Apartments (AMP 4) was awarded LIHTC financing September 10, 2018, financial closing completed *on November 30, 2020.* A co-developer for A.L. Krohn East and Foothills Village, Gorman & Company, was selected through a Request for Proposals process in 2017. The remaining properties in AMP 3 Frank Luke Homes (230 units, AZ1-2), A.L. Krohn Homes (202 units, AZ1-8B), and Sidney P. Osborn (145 units, AZ1-7B) will no longer be part of the RAD Program and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program.

The Housing Department requested US Department of Housing and Urban Development (HUD) approval to dispose of up to 25% or up to fifty (50) Foothills Village (AMP 4, AZ001000004) units, under Section 18 of the US Housing Act of 1937, due to Comprehensive Rehabilitation and Replacement through Rental Assistance Demonstration (RAD) and received approval in May 2019. The Foothills Village RAD Financing Plan will utilize a RAD/Section 18 blend, converting 75% or one hundred-fifty (150) units to RAD Project-Based Vouchers, disposing of fifty (50) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. The application contained the required elements, including but not limited to, resident relocation plans which include RAD and Section 18 requirements including a planned application for Tenant Protection Vouchers, consultation with the Resident Advisory Board (RAB), and environmental reviews. Approval of the Assisted Housing Governing Board for all phases was received on February 6, 2019. *Foothills Village Apartments (AMP 4) held its RAD financial closing on November 30, 2020.*

RAD conversions projected to be completed in calendar year 2021 without significant rehabilitation or relocation, utilizing existing reserve funds and/or Capital Funds: Aeroterra Senior Village (AMP 23, 60 units), Aeroterra Phase II

(AMP 25, 36 units), and Aeroterra Phase III (AMP 26, 34 units). The RAD conversion for Washington Manor Apartments (AMP 6, 112 units), was completed on October 16, 2019. The RAD conversion for McCarty on Monroe was completed on November 25, 2020. RAD conversion for Pine Tower Apartments (AMP 7, 156 units) will occur in 2021 and involve significant rehabilitation and will include eight HCV Project-Based Voucher units as allowed under the de minimus threshold. Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

Other properties within the Portfolio Award may proceed with RAD conversion as feasible. Project-Based Vouchers will be utilized in conjunction with RAD converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4), Pine Tower Apartments (AMP 7) and other sites as necessary. (Attachment C)

The Housing Department intends to apply for the RAD program during calendar years 2021/2022 for the following properties: Marcos de Niza (AMP 22, 374 units); Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); Aeroterra Phase II (AMP 25, 36 units); Aeroterra Phase III (AMP 26, 34 units) and Summit Apartments (AMP 24, 50 units). Maryvale Parkway Terrace (AMP 5) will involve significant rehabilitation with offsite relocation. These properties may apply for LIHTC, and other financing as part of its RAD conversion. The properties may also include HCV Project-Based Voucher units as allowed under the 5% de minimus threshold.

As part of the Housing Department's ConnectHome initiative, we are implementing free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. The Housing Department is also working with the local electric company, APS to install solar carports at the following properties: Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza. This program will provide a discount on electricity to tenants and the property while supplying solar energy to the grid.

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

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- **Maintain all public housing properties at Public Housing Assessment System (PHAS) Standard Performer status.**

The Housing Department has maintained Standard Performer Status; however, additional considerations are:

The Department requested and received approval to sell an additional one hundred ninety-nine (199) homes on August 1, 2016. While the Section 32 Program provides an important benefit to our community, homes in rehabilitation and awaiting buyers are counted as "vacant" in the HUD assessment system. Accordingly, the occupancy score in AMP 8 is artificially lower than it would be if these homes were not being made available for first time homeownership. Management is attempting to minimize the number of homes in this category, while continuing to provide an adequate selection for the community; under this plan, no fewer than eighteen (18) will always be listed as "vacant" for the duration of the program, and so occupancy cannot be expected to exceed 94% in AMP 8, even with every available unit occupied.

RAD conversion of Foothills Village required units to be held vacant in preparation of large-scale rehabilitation.

With the Choice Neighborhoods Implementation Grant redevelopment plan for AMP 3, in conjunction with RAD, units are being held vacant in preparation of demolition and relocation of A.L. Krohn East (AZ1-8A2, Monroe Gardens) and

Frank Luke Homes (AZ1-2). The units are counted as “vacant” in the HUD assessment system until conversion is complete and accordingly, the occupancy score in AMP 3 will decrease.

- **Continue to earn High Performer status for the Housing Choice Voucher program based on Section Eight Management Assessment Program (SEMAP).**

The Section 8 Program was notified of High Performer status in September 2019.

Goal: Strengthen communities.

- **Implement the Choice Neighborhoods grant program in the Edison-Eastlake Community (EEC), with the redevelopment of the East Asset Management Project (AMP), AZ001000003;**

The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD’s programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.

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- **As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio**

The Housing Department is working with other City departments to acquire a lot adjacent to its Ambassador West affordable housing property in the Downtown core for future affordable housing development. Previously, the Housing Department acquired a vacant lot from Maricopa County in the Edison-Eastlake Choice Neighborhoods target area for housing development. This site is currently under construction as Soluna, Phase 1 of the Choice Neighborhoods housing development program.

- **Work with local developers to create mixed income communities in high opportunity areas of Phoenix;**

The Housing Department issued a Request for Proposals (RFP) for a developer partner for an affordable housing community called Deck Park Vista, located at 1125 N. 3rd Street, Phoenix, AZ in a high opportunity area within Phoenix's downtown core. The Housing Department intends this site to serve as an off-site component of the Choice Neighborhoods grant and will utilize seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers to serve as Choice Neighborhoods replacement units with priority given to relocating Choice Neighborhoods residents.

- **Increase the number of partnerships with agencies who serve populations affected by the Violence Against Women Act.**

The HSS program has developed a partnership with the Community Assistance Program Crisis Response, City of Phoenix Family Advocacy Center, the Arizona Coalition Against Domestic Violence and are pursuing partnerships with Terros and La Frontera who provide counselling services for victims of domestic violence.

- **Fully implement Envision Center to increase services to improve participant employability, health and education.**

In October 2019 the Aeroterra Center was designated a HUD EnVision Center and is an Affiliate ARIZONA@WORK Site. The HSS program has over 70 partners through the Housing Coalition of Service Providers that provide employment and education services, health services and community leadership all consistent with the four EnVision Center pillars. Some of these providers include but are not limited to: ARIZONA@WORK Phoenix, Valle del Sol, Gateway Community College, College Depot, Phoenix Revitalization Center, Arizona Facts of Life, Early Head Start and Head Start, Friendly House, Association for Supportive Childcare, St. Mary's Food Bank, Maricopa County Department of Public Health, U.S. Small Business Administration, and multiple other partners. Services include but are not limited to employment preparation, job search, resume assistance, job training, GED and ELLA classes, health and nutrition classes, community leadership opportunities, youth leadership, mobile pantry, budget classes and programming on starting a business.

- **Coordinate partner efforts to increase independence for the elderly and persons with disabilities.**

The HSS program partners with Area Agency on Aging who provide Essential Care boxes during the COVID pandemic and other services during other times; City of Phoenix Senior Centers, while currently closed does provide congregate meals when open and are currently providing home delivered meals during COVID; St. Mary's Food Bank who provides Commodity Supplement Food Program (CSFP); Arizona State University College of Nursing and Health Innovation provides nursing clinics at the senior housing sites; Esperanca provides Diabetes Health Education and during COVID has provided cleaning supplies; Dress for Success's Generations Combined program has provided socialization support to seniors at designated sites; University of Arizona College of Public Health provides a Mobile Prevention Unit that provides health screenings and education; Valle del Sol provided COVID testing at designated sites; Tablets are being provided to all senior HOH at Senior Housing sites with a 2 year hot spot for connectivity. This will allow for telehealth appointments, online banking and bill pay, and connection to families and email.

Goal: Increase homeownership opportunities.

- **Continuously sell Scattered Sites homes to low-income families, with special attention to participants in assisted housing programs, via a Section 32 plan and program.**

On August 1, 2016, the Housing Department received approval from the Special Applications Center of the U.S. Department of Housing and Urban Development, application DDA0001328, to add 199 single-family homes to the existing Section 32 Homeownership Program. All other conditions of the original approval dated June 28, 2006, and subsequent amendments remain as approved. Since the approval of the amendment on August 1, 2016, the department has sold one hundred thirty-seven (137) single-family homes, with fourteen (14) sold to existing residents.

Since inception, the department has sold one hundred ninety-one (191) homes, with forty-one (41) sold to existing residents.

- ***Provide affordable homeownership opportunities through the Choice Neighborhoods program in the Edison-Eastlake Community (EEC) and through other programs.***

As part of the Choice Neighborhoods housing development program, 44 units of affordable and market townhome style homeownership units will be built on the former Frank Luke Homes public housing site. These homes will be adjacent to the proposed linear park and will range from 2-4 bedrooms.

- ***Sell 130 Scattered Sites homes via a Section 18 plan and program;***

The Housing Department submitted an application to request US Department of Housing and Urban Development (HUD) approval to dispose of *thirty-four (34)* vacant Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act during the *third* quarter of 2020, due to the distance between units, the lack of uniformity of systems and the unsustainability to operate and maintain the units as public housing. Additional applications will be submitted in phases of up to fifty (50) units, for a total of 130 units. The department anticipates submitting at least one application each fiscal year for the next four fiscal years.

The Section 18 Plan has similar primary residence restrictions to those of the Section 32 Plan for a percentage of units included in the Plan, with exceptions, including but not limited to: units which require excessive rehabilitation, units which appraise beyond what affordable buyers may qualify for and units which fail to sell after established time periods and price reductions. AMP 08 currently has 238 single-family homes with 108 of those identified for sale through the Section 32 Program.

The initial phase containing the forty (40) identified vacant units does not require resident relocation and will be sold in “as is” condition with minimal rehabilitation. The price of each unit will be established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service. The department does not have an eligible resident organization, resident management corporation or non-profit organization acting on behalf of the residents and anticipates the total time for disposition to be ten (10) months from the date of Plan approval.

The application contained the required elements including but not limited to, consultation with the Resident Advisory Board (RAB), and environmental reviews, in accordance with PIH 2017-04. The Assisted Housing Governing Board (AHGB) approved the sale of units pursuant to a HUD approved plan for disposition on December 4, 2019. *Approval for the initial application was received on August 11, 2020.*

- ***Utilize HOME funds for a down payment assistance and housing counseling program.***

The Housing Department is planning to release a Request for Proposals (RFP) for a HOME-funded down-payment assistance program in Spring of 2021. This RFP will seek agencies who can administer this program on behalf of the Housing Department.

- ***Ensure that all homeownership training classes offer education about avoiding predatory lending practices.***

All Section 32 Homeownership applicants attend eight (8) hours of HUD approved financial counseling, which includes how to avoid predatory lending.

- ***Ensure all Section 32 applicants have received an 8-hour HUD approved housing counseling course.***

All Section 32 Homeownership applicants attend eight (8) hours of HUD approved financial counseling.

Goal: Ensure equal opportunity in housing.

- ***Provide Fair Housing information to all assisted housing applicants and potential homeowners.***

The Section 8 program provides Fair Housing information as part of the packet of information received by the potential program participant and conducts training with current and potential landlord partners.

The Public Housing Program provides Fair Housing information as part of the application process.

The Section 32 Homeownership program provides Fair Housing information as part of the packet of information provided during the application phase.

The Housing Department adopted a revised Language Access Plan for limited English proficiency persons.

The Housing Department provides fair housing information to all residents, HCV holders and all parties who sign up for the Department's email distribution list semi-annually.

The Housing Department is committed to affirmatively furthering fair housing and marketing its entire housing portfolio accordingly.

- ***Ensure that all public housing properties rehabilitated or reconstructed meet Section 504 and ADA requirements.***

Section 504 and ADA requirements are implemented on all new construction and major renovation projects as part of the Housing Department's development program.

- ***Implement universal design concepts and visit-ability standards when building or significantly renovating new public housing complexes.***

Universal design concepts and visit-ability standards are implemented on all new construction and major renovation projects as part of the Housing Department's development program.

Goal: Promote and support housing for homeless persons and other special needs populations.

- ***Continue to project-base vouchers to create housing for special needs populations such as Veterans Affairs Supportive Housing (VASH).***

The Housing Department entered into a HAP contract for twenty (20) VASH units at Encore on Northern on October 15, 2020. A HAP contract for an additional thirty-two VASH units at Dunlap Point is expected to be executed during the 2021 calendar year.

- ***Continue to set aside 275 Section 8 Housing Choice Vouchers for chronically homeless individuals prioritized for permanent supportive housing through the regional coordinated entry system.***

The Housing Department has maintained the set-aside of two hundred seventy-five (275) HCV's for chronically homeless individuals and has partnered with additional agencies including Mercy Care, Arizona Health Care Cost Containment System and the City of Phoenix Human Services Department. Each partner provides referrals and casework for voucher holders.

	<ul style="list-style-type: none"> • Develop and implement a “Moving On” strategy to assist households living in permanent supportive housing with securing other housing solutions. <p><i>The Housing Department executed a Memorandum of Understanding (MOU) with Native American Connections to receive permanent supportive housing referrals, providing homeless persons an opportunity to qualify for and receive a Housing Choice Voucher.</i></p> <ul style="list-style-type: none"> • Increase partnerships with agencies who serve homeless and other special needs populations. <p><i>The Housing Department has partnered with the City of Phoenix Human Services Department, the Arizona State Department of Housing, Central Arizona Shelter Services, US Vets and other organizations in an effort to provide increased housing opportunities for homeless individuals and other special needs populations.</i></p>
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (c) 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.
B.7	Certification by State or Local Officials. 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. <i>See Attachment E, HUD 50077-SL</i>
B.8	Troubled PHA. (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 type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe: N/A
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	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. <i>Attachment F, Draft HUD-50075.1, Draft HUD-50075.2</i>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

- A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 C.F.R. §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 C.F.R. §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 C.F.R. §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 C.F.R. §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 C.F.R. §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 C.F.R. 903.2](#). ([24 C.F.R. §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 C.F.R. §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 C.F.R. §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 C.F.R. §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 C.F.R. §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 C.F.R. §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 C.F.R. §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 C.F.R. §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 C.F.R. §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 C.F.R. §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 C.F.R. §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 C.F.R. §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 C.F.R. §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 C.F.R. §903.7\(m\)](#)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 C.F.R. §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 C.F.R. §903.7\(n\)](#))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. ([24 C.F.R. §903.7\(q\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 C.F.R. §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 C.F.R. §903.7(r)(2)(ii))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 C.F.R. §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 C.F.R. §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 C.F.R. §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). (24 C.F.R. §903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). (24 C.F.R. §903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](#). (24 C.F.R. §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 C.F.R. §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 C.F.R. §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the

jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 C.F.R. §903.7(o))

- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 C.F.R. §903.7(p))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 C.F.R. §903.7(r)(1))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 C.F.R. §903.13(c), 24 C.F.R. §903.19)
- B.7 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 C.F.R. §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 C.F.R. §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 C.F.R. 903.7(g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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.