



City of Phoenix

HOUSING DEPARTMENT

2010/2011 5-Year and Annual Agency Plan
April 15, 2010

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>City of Phoenix Housing Department</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u> PHA Code: <u>AZ001</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2,805</u> Number of HCV units: <u>5,313</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. <i>State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</i> The Housing Department provides and promotes diversified living environments and services for low-income families, seniors and people with disabilities by operating and leasing assisted and affordable housing.				

5.2 Goals and Objectives. *Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.*

Goal: Promote decent affordable housing.

- Apply for all financially feasible opportunities to increase the overall size of the Housing Choice Voucher program.
- Study the potential of including public housing as a part of the design and development of the Columbus property.
- Improve the quality and long-term viability of the Housing Department’s current public housing properties by considering alternative funding strategies such as an optional conversion to Housing Choice Vouchers, Low-Income Housing Tax Credit overlays (?), and project rehabilitation, or a combination of several strategies.
- Strive to return all public housing properties to Public Housing Assessment System (PHAS) “High Performer” status.
- Continue to earn “High Performer” status for the Housing Choice Voucher program based on Section Eight Management Assessment Program (SEMAP).

Goal: Strengthen communities.

- Explore potential for HOPE VI grants or successive similar programs each year with emphasis on the East Asset Management Project (AMP), AZ001000003.
- As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio.
- Construct or acquire facility to serve and house 50 chronically homeless individuals using a variety of funding sources to ensure sustainability.
- Investigate the viability of project-basing 5 Veterans Affairs Supportive Housing (VASH) vouchers for homeless veterans with families.
- Consider the possibility of project-basing Family Unification Program vouchers.
- Develop mixed income communities outside the downtown Phoenix core.
- Increase the number of partnerships with agencies who serve populations affected by the Violence Against Women Act.
- Work with partners to increase services to improve participant employability.
- Coordinate partner efforts to increase independence for the elderly and persons with disabilities.

Goal: Increase homeownership opportunities.

- Sell 50 Scattered Sites homes to participants in assisted housing programs.
- Amend the Section 32 plan to include a broader eligible target population as potential homeowners.
- Coordinate the availability of down payment assistance between the various homeownership programs offered by the City of Phoenix Housing Department.
- Ensure that all homeownership training classes offer education about avoiding predatory lending practices.

Goal: Ensure equal opportunity in housing.

- Consider site-based waiting lists for all public housing properties.
- Offer information about Fair Housing to all assisted housing applicants and potential homeowners.

- Ensure that all public housing properties meet minimum ADA requirements.
- Consider universal design concepts and visitability standards when building or significantly

<p>6.0</p>	<p>PHA Plan Update <i>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</i></p> <p>1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</p> <ul style="list-style-type: none"> • Selection and admission • Preferences for both public housing and HCV • Unit assignment policies for public housing; Procedures for maintaining waiting lists • Site-based waiting lists • Deconcentration. <p>In connection with its HOPE VI and Mixed-Finance communities, the Housing Department will expand the use of site-based waiting lists and will reflect this in its public housing Admissions and Continued Occupancy Policies (ACOP) as appropriate.</p> <p>McCarty on Monroe began its site-based waiting list in 2009. Applications may be submitted at the site, 1130 E. Monroe, Phoenix, AZ 85034.</p> <p>When the 2007 HOPE VI property is revitalized, a site-based waiting list will be implemented. Until the on-site rental office is opened, applications will be taken at the Henson Village Rental Office, 840 W. Tonto, Phoenix, AZ .85007.</p> <p>After disposition occurs, a site-based waiting list will be established for Marcos de Niza. This may occur during the next fiscal year. Applications will be submitted at the site, 305 W. Pima, and/or at the Applications and Information Office, 830 E. Jefferson.</p> <p>Should the Housing Department be awarded a 2009 HOPE VI application, a site-based waiting list will be established for a portion of the East AMP, AZ001000003.</p> <p>As an Asset Management Project adjustment, the Housing Department may consider site-based waiting lists at all its properties.</p> <p>Admissions to Section 8 Housing Choice Vouchers Special Programs: When HUD awards funding that is targeted for families with specific characteristics or families living in specific units, the Housing Department continues to admit these families under a Special Admission procedure. Special admission families can be admitted outside of the regular waitlist process per the particular eligibility requirements of HUD-designated Special Programs.</p> <p>The Housing Department currently administers the Housing Opportunities for People With Aids (HOPWA,) Mainstream, Mod. Rehab./ Single Room Occupancy, HUD-Veteran’s Affairs Supportive Housing (VASH) and Family Unification</p>

Program. Applicants under these special programs will be admitted under HUD-targeted special admission characteristics and eligibility requirements.

2. Financial Resources. See table in Attachment 6.2.

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Flat rents will be revised for the 2010/2011 fiscal year.

The payment standard for Section 8 Housing Choice Vouchers will be between 95% and 100% of Fair Market Value, depending on market conditions.

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance 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.

No changes.

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

No changes.

6. Designated Housing for Elderly and Disabled Families.

If the Housing Department is awarded a 2009 HOPE VI grant, senior/elderly designation will be sought for up to 60 units at Frank Luke Addition, a portion of the East AMP, AZ001000003. The application process may begin sometime during the 2010/2011 fiscal year.

7. Community Service and Self-Sufficiency.

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.

The Family Self Sufficiency program is available to residents of public and assisted housing. The FSS Action Plan has been (or will be) revised to allow for 80 slots for public housing families.

Case management is offered to all public housing residents impacted by HOPE VI developments.

All residents of public housing and Section 8 New Construction senior/disabled sites continued to receive services provided by service coordinators who coordinate information and referrals. Special activities are planned to enhance independent living including transportation to nearby grocery stores. These sites also have mini computer labs available for resident use.

The HOPE VI Community and Supportive Services and the Department's Economic Initiatives programs work together to ensure that residents receive the training necessary to participate in Section 3 employment opportunities with special efforts toward "green" jobs.

- (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements.

No changes.

8. Safety and Crime Prevention.

As with almost all people, public housing residents are concerned about the safety of where they live; however, compared to the areas surrounding public housing, there is a relatively low crime rate within the actual communities.

Residents of all public housing neighborhoods are encouraged to participate in Block Watch and other citizen watch programs for the betterment of their community. Additionally, each site is certified as a multi-family crime free property. As part of the certification process, periodic educational events are held to ensure that residents know the most effective measures to take to ensure their physical and financial safety.

The City of Phoenix Housing Department 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, agreements with the Police Department to provide information regarding "call outs" to all public housing properties, including scattered site housing.

- 9. Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

No changes.

10. Civil Rights Certification.

Form is attached.

- 11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

See Attachment 6.11.

- 12. Asset Management.** A statement of 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.

The Phoenix Housing Department is carrying 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 supports them.

Cost-saving efficiencies are being implemented for non-performing properties, and a new Energy Performance Contract will also help in this regard by lowering utility costs. Newer properties, such as the Matthew Henson/HOPE VI-grant funded properties, are constructed to a much higher standard of energy efficiency.

The department has recently completed a Capital Investment Strategy (CIS) for its properties, with the help of a consultant. As a result, the department now has updated Capital Needs Assessment information for each facility, including capital reserve needs and recommendations for property rehabilitation, and appropriate funding mechanisms have been identified. Six properties are currently undergoing major rehabilitation, with two more properties undergoing ARRA-funded rehabilitation. Additional study is underway to determine whether any properties should be disposed of in the near future.

13. Violence Against Women Act (VAWA).

The City of Phoenix Housing Department

- Has implemented policies and procedures that will enable us to address the needs of all victims of domestic violence, dating violence, sexual assault or stalking.
- All assisted housing program participants are advised of their rights under VAWA at the application stage, in the move-in packets and at all recertifications.
- The Housing Department does not terminate tenancy of a tenant victim due to actual or threatened domestic violence, dating violence, sexual assault or stalking against the tenant or an immediate family member of the tenant. The Housing Department will request that the tenant complete a certification.
- The Housing Department may take other actions to ensure the safety of the tenant victim, other residents, and employees. These may include, but are not limited to, bifurcation of a family's lease to evict a household member who is the perpetrator of domestic violence; honoring court orders which may limit a tenant perpetrator's access to the unit or property; and, evicting the tenant victim if the Housing Department can demonstrate an actual and imminent threat to the immediate housing community or staff.
- All information provided to the Housing Department by a participating family regarding VAWA certification, including the tenant's status as a victim, is confidential. The exceptions to confidentiality are tenant authorization to release and/or use information; is required by law; or is needed for eviction proceedings.
- Has provided training to staff regarding VAWA and the Department's policies and procedures that pertain to VAWA.
- To ensure that landlords are aware of participant rights under VAWA, all landlords are provided with a copy of VAWA in the RFTA packet. It is also available on the web site at http://phoenix.gov/ftpalias/HOUSING/s8_rfta.pdf.
- Current and potential landlords are kept abreast of VAWA issues via the landlord outreach listserv.
- Invites police, advocacy organizations, and other programs that may assist victims based on the definitions in VAWA to make periodic presentations throughout the various housing communities and programs.
- May refer victims affected by VAWA to appropriate agencies including domestic violence shelters, victim services programs and the City of Phoenix

	<p>Family Advocacy Center. Families in crisis are referred to the police and/or to the Magellan Crisis Hotline.</p> <p><i>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</i></p> <p>The Annual Plan can be found on the internet at www.phoenix.gov/housing.</p> <p>Physical locations where the Annual Plan can be found include:</p> <ul style="list-style-type: none"> • All rental offices • City of Phoenix Housing Department, 251 W. Washington, 4th Floor, Phoenix, AZ, 85003 • Section 8 Housing Choice Voucher office located at 830 E. Jefferson, Phoenix, AZ 85034
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>HOPE VI</p> <p>The Housing Department’s 2001 HOPE VI grant is nearing completion and final documents are expected to be submitted to HUD in early 2010. The fourth and final rental phase was completed in the Summer 2008. Due to the current housing market, the final homeownership phase is being modified. The revised plan for Phase V, which is currently under development, will likely offer down payment assistance to 62 low income, first time homebuyers who purchase a new home within a 10 mile radius of the Henson Village HOPE VI site. The Housing Department is currently identifying partners for this endeavor.</p> <p>A 2007 HOPE VI grant was awarded to the city of Phoenix and activities pursuant to the approved application are underway. The disposition application was approved in April 2009, and the demolition application was approved in July 2009. All residents have been relocated. The Revitalization Plan has been approved and site preparation activities are in progress.</p> <p>The Housing Department applied for a 2009 HOPE VI grant for a portion of the East AMP, AZ001000003, called Frank Luke Addition. Should the grant be awarded, the Housing Department will demolish the selected portion of the AMP (138 units between Villa and McKinley streets and 16th and 18th streets) and build replacement rental units on the site and several off-site homeownership units within a three mile radius of the site.</p> <p>If 2010 funding is available for HOPE VI or a successor program, the Housing Department will consider applying for additional portions of the East AMP, AZ001000003.</p> <p>The Housing Department does anticipate, however, proposing to HUD a Mixed-Finance (Subpart F) transaction using, in part, the Capital Fund Recovery Competition (CFRC) funds awarded in September, 2009 for renovation of the Marcos de Niza development including green, energy-efficient retrofits. This Mixed-Finance proposal would likely still be under HUD review at the beginning of the plan year (7/1/2010). The CFRC funds must be obligated by September, 2010 and therefore the transaction must close prior to that date. Capital Funds will be used to</p>

supplement the sources of financing, along with Low-Income Housing Tax Credits (LIHTC) and other sources.

Other Mixed-Finance transactions may be proposed later in the Plan year commensurate with Housing Department Capital Investment Strategy it commissioned during 2008 and accepted in 2009. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP). CFFP involves borrowing against future flow of annual Capital Funds.

Mixed Finance

McCarty on Monroe is a mixed finance development consisting of 69 one and two bedroom apartments for elderly only. This development involved the demolition of the 24 unit McCarty Apartment public housing development. The new building has been constructed on the McCarty site and the adjacent parcel that was owned by the city of Phoenix. Ten additional units of public housing have been added to this property bringing the total number of public housing apartments to 34. The facility will consist of 34 one and two bedroom public housing apartments and 35 apartments for individuals with incomes from 40% of AMI to 60% of AMI. Construction was completed on July 30 and full lease occurred on November 30, 2009. Financing of this property included Low Income Housing Tax Credits, replacement funds, GO bonds and a loan.

One of the competitive Capital Fund grants was awarded to the Housing Department for the Marcos de Niza complex. As part of the application it was indicated that the grant funds would be leveraged by transferring ownership of the development to an instrumentality of the City which would then apply for Low Income Housing Tax Credits.

The Housing Department plans to develop a building solely for homeless veterans. It may include up to 75 public housing units in the unit mix.

Should other mixed finance opportunities prove feasible, the Department may choose to pursue the development of additional mixed finance communities.

Demolition and/or Disposition

As part of the 2007 HOPE VI project, a disposition application for a portion of the Marcos de Niza AMP, AZ001000002, was approved in April 2009. The demolition application for Krohn West, which is a portion of the Marcos de Niza AMP, was approved in July 2009. All residents have been relocated from the Krohn West property. Approval of the Revitalization Plan occurred in July 2009, and site preparation activities are in progress.

A disposition application will be submitted to HUD for the Marcos de Niza AMP, AZ001000002, in winter 2010. The disposition will transfer ownership of the property to an instrumentality of the City so additional funds can be leveraged to renovate the property.

A disposition application may be submitted to HUD for a portion of the East AMP, AZ001000003, at some time during the 2010/2011 fiscal year.

Conversion of Public Housing

The Housing Department will explore the possibility of voluntarily converting one or more of its public housing sites to Section 8 Housing Choice Vouchers.

Items the Department will use to evaluate voluntary conversion may include:

- Resident input.
- A cost analysis which compares the cost of providing Section 8 voucher assistance with the cost of continuing to operate the property as public housing.
- The market value of the development “as is” and after rehabilitation.
- An appraisal of the property.
- An analysis of rental market conditions of the area which will include the success rates of using vouchers in the community and characteristics of the public housing residents that may be affected.
- An analysis of the impact of the conversion on the affordability of housing in the neighborhood, the impact on deconcentration of poverty and any other substantial impacts of the conversion.
- A general plan for the future use of the development.

Homeownership Programs

The section 32 public housing homeownership program has been approved and implemented, with 50 single family dwellings identified as “for sale” through the program. Four homes have been sold.

Due to the recent housing market, the section 8(y) homeownership program had not been utilized; however, with the current market, it is a possibility that the Housing Department will activate the program.

Both programs require families to complete a number of steps prior to purchasing a home. These include:

- Homeownership Training: This 16 hour class provides families with the basics of owning a home including renting vs. owning, predatory lending, mortgage terms 101 and basic credit repair.
- Financial Literacy Training: Families may choose a financial literacy program that meets their needs; however, our basic expectations are that a family budget would be established upon completion.
- Maintenance classes: Each family should be aware of the many responsibilities of owning a home including the potential for minor (and sometimes major) repairs. Potential homeowners must complete two maintenance classes.
- One-on-one homeownership counseling: A HUD-approved counseling agency reviews the family’s credit, makes suggestions for improvement, and prepares the family to successfully apply and obtain a mortgage.

Once the families have completed these steps, the family may purchase a home.

Please note: The project numbers listed in the last Agency Plan are now invalid. The fifty “for sale” units are located in Asset Management Project (AMP) number, AZ001000008.

Project-based Vouchers

The Housing Department has implemented a project-based assistance program to increase

	<p>affordable housing opportunities for low-income families. <u>48 of the 5,313</u> vouchers under Annual Contributions Contract have been project-based.</p> <p>General locations considered were areas of the City of Phoenix identified as Enterprise Communities, Redevelopment Areas or Neighborhood Initiative Areas. Eligible housing was limited to existing multi-housing apartment communities offering a variety of bedroom sizes (1 – 3 bedrooms).</p> <p>A portion of the Marcos de Niza AMP, AZ001000002, may be considered for project-based vouchers.</p> <p>In addition, a small number of Veterans Affairs Supportive Housing (VASH) vouchers may be project-based as part of a development to serve homeless veterans.</p> <p>Project-basing five VASH vouchers for families and some Family Unification Program (FUP) for qualifying families will also be considered.</p>
<p>8.0</p>	<p>Capital Improvements. <i>Please complete Parts 8.1 through 8.3, as applicable.</i></p>
<p>8.1</p>	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. <i>As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</i></p> <p>See Attachment 8.1.</p>
<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. <i>As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</i></p> <p>See Attachment 8.2.</p>

<p>8.3</p>	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>A fundamental tool is HUD’s Capital Fund Financing Program (CFFP), which would allow PHD to borrow against future Capital Funds by devoting a significant portion of its annual Capital Funds grants and Replacement Housing Factor funds to debt service.</p> <p>CFFP loan proceeds can be structured as collateral on tax-exempt debt that in turn triggers non-competitive 4% Low-Income Housing Tax Credits.</p> <p>In its capital planning process, PHD has anticipated that a significant portion of its annual Capital Funds and Replacement Housing Factor funds will be devoted to servicing a 20-year CFFP loan earmarked for such development purposes.</p> <p>The City of Phoenix Housing Department may consider using CFFP for part of the Marcos de Niza ARRA project and/or new construction of 50-80 units for homeless individuals.</p>
<p>9.0</p>	<p>Housing Needs. <i>Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</i></p> <p>See Attachment 9.0.</p>
<p>9.1</p>	<p>Strategy for Addressing Housing Needs. <i>Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.</i> Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment 9.0.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) *Progress in Meeting Mission and Goals.* Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

See Attachment 10a.

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

Definition of Substantial Deviation and Significant Modification

Substantial Deviation from the 5-Year Plan

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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 decent, 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 Five-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 or Modification to the Annual Plan

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.

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 effecting 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.

11.0	<p>Required Submission for HUD Field Office Review. <i>In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</i></p> <ul style="list-style-type: none"><i>(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)</i><i>(b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)</i><i>(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)</i><i>(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)</i><i>(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)</i><i>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</i><i>(g) Challenged Elements</i><i>(h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)</i><i>(i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)</i>
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Attachment 6.2
Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	10,021,700	
b) Public Housing Capital Fund	3,746,200	
c) HOPE VI Revitalization	10,965,300	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	45,823,900	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	365,500	
h) Community Development Block Grant	1,146,375	Increase the number of affordable housing units
i) HOME	6,390,028	Increase the number of affordable housing units
Other Federal Grants (list below)		
HOPWA	1,495,000	Transitional and permanent housing for persons with AIDS
Proceeds from Sale of Scattered Site Public Housing Properties	1,850,000	To be used in mixed finance/mixed income housing development projects
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CDBG Prior Year Grants	400,000	Increase the number of affordable housing units
HOME Prior Year Grants	10,000,000	Increase the number of affordable housing units
3. Public Housing Dwelling Rental Income		
Conventional Housing	6,278,600	Operation and maintenance of public housing
Sunnyslope/Fillmore	717,450	Operation and maintenance of Section 8 New Construction properties
4. Other income (list below)		
Affordable Housing	1,600,000	Operation and maintenance of affordable housing
General Fund	54,000	City funds to reserve affordable housing units for domestic violence victims
Neighborhood Stabilization Program	12,067,500	Funding from the Housing and Economic Recover Act (HERA) of 2008 to address abandoned and foreclosed properties
ARRA CFP Formula	4,000,000	Funding from the American Recovery and Reinvestment Act of 2009 (ARRA) to improve the physical condition of Public Housing properties

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
ARRA CFP Competitive	3,408,000	Funding from ARRA to utilize green materials and technology to create Public Housing that conserves energy and promotes healthier lifestyles
5. Non-federal sources (list below)		
General Obligation Bonds	15,000,000	Increase the number of affordable housing units
Total resources	135,329,553	

Attachment 6.11
Audit Findings

<u>Federal Grantor/Pass- Through Grantor Program Title/CFDA Number</u>	<u>Finding and Recommendation</u>	<u>Questioned Cost</u>	<u>Corrective Action</u>
<p>2008-04 Community Development Block Grant, US Department of Housing and Urban Development (CFDA No. 14.218)</p>	<p>Condition: The City did not submit the SF-272 <i>Federal Cash Transactions Report</i>, as required, for three of the four quarters that we tested. SF-272 reports are due 15 days after the end of the quarter, three of the four reports were submitted over a month after the due date.</p> <p>Effect: The Department of Housing and Urban Development does not receive timely financial information.</p> <p>Cause: The City did not have a process in place to ensure all required reports are submitted on a timely basis.</p> <p>Recommendation: We recommend that the City submit the SF-272 on a timely basis, as required.</p>	<p align="center">None</p>	<p>The City of Phoenix Neighborhood Services Department concurs with this observation.</p> <p>Corrective Action: We have implemented additional procedures, which include entering the due dates on the calendar. Staff will be able to complete the SF-272 15 days after the end of the quarter.</p> <p>Contact: Veronica Gonzalez, Neighborhood Services Department, (602) 262-4723</p>

Attachment 9.0 Housing Need

From the City of Phoenix 2010-2014 Consolidated Plan prepared by Crystal+Company

Extremely Low-Income Household Needs (Earning Less Than 30% of the Area Median)

It is estimated that a total of 57,840 households or 10 percent of all households in the City of Phoenix are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort. Of the 39,720 extremely low-income renter households projected to have housing problems in FY 2010, 13 percent are elderly (over the age of 62), 35 percent are comprised of small households (2-4 persons), 21 percent are comprised of large households (5 or more persons), and 31 percent are comprised of one-person households. Of those 18,350 extremely low-income owner households with problems in 2010, 35 percent are elderly, 25 percent are small households (2-4 persons), 21 percent are large households (5 or more persons) and 19 percent are one-person households.

By FY 2015, it is estimated that an additional 5,030 extremely low-income owner and renter households will have problems, representing an increase of 8.5 percent over FY 2010 levels and suggesting an annual addition of approximately 1,000 households. More accurate indicators of housing distress are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these standards, note that 42,650 extremely low income households are in distress, with 68 percent comprised of renters and 32 percent owners. Of those 29,000 renters in distress, 14 percent are elderly, 34 percent are small households (2-4 persons), 16 percent are large households, and 36 percent are one person households. Of those 13,500 owner households in distress, 31 percent are elderly, 28 percent are small households (2-4 persons), 17 percent are large households (greater than 5 persons) and 24 percent are one-person households.

The distribution of persons and families with housing problems and or cost burdened in 2000 was presumed to remain the same for the five year period covered in this report. A review of 2000 CHAS data indicated that both Hispanics and Blacks were almost twice as likely to be earning under 30% of the median and rent, yet have the same incidence as Anglos to have housing problems. More families were distressed for minorities while more one person households were distressed for non-minorities. Conversely, minorities were much less likely to be owners in the income category and Hispanics were slightly more likely to have problems than either Anglos or other minorities.

Very Low-Income Household Needs (Earning From 31- 50% of the Area Median)

It is estimated that a total of 52,600 households or 10 percent of all households in the City of Phoenix are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort. Of the 35,300 very low-income renter households projected to have housing problems in FY 2010, 10 percent are elderly (over the age of 62), 37 percent are small households (2-4 persons), 21 percent are large households (5 or more persons), and 32 percent are one-person households. Of those 17,500 very low-income owner households with problems in 2010, 25 percent are elderly, 33 percent are small households (2-4 -Page 2- www.crystco.com persons), 28 percent are large households (5 or more persons) and 14 percent are one-person households.

By FY 2015, it is estimated that an additional 5,930 extremely low-income owner and renter households will have problems, representing an increase of 11 percent over FY 2010 levels and suggesting an annual addition of approximately 1,180 households. More accurate indicators of housing distress are derived from those households with problems and also severely cost burdened or paying more than 50%

of their income for housing including utilities. Using these standards, note that 16,650 very low income households are in distress, with 47 percent comprised of renters and 53 percent owners. Of those 8,730 renters in distress, 20 percent are elderly, 28 percent are small households (2-4 persons), 5 percent are large households, and 47 percent are one person households. Of those 7,760 owner households in distress, 26 percent are elderly, 37 percent are small households (2-4 persons), 15 percent are large households (greater than 5 persons) and 22 percent are one-person households.

The distribution of persons and families with housing problems and or cost burdened in 2000 was presumed to remain the same for the five year period covered in this report. A review of 2000 CHAS data indicated that both Hispanics and Blacks were 35% more likely to be earning from 31-50% of the median and rent, yet have the same incidence as Anglos to have housing problems. Again, more renter families were distressed for minorities while more one person households were distressed for non-minorities. Hispanics were twice as likely to be owners in the income category and 35% more likely to be experiencing housing problems of one sort or another. Again, owner families were much more likely in the income category than Anglos, where elderly were much more apparent.

Other Low-Income Household Needs (Earning From 51- 80% of the Area Median)

It is estimated that a total of 59,300 households or 10 percent of all households in the City of Phoenix are comprised of other low-income persons (earning from 51 to 80 percent of the median income) with housing problems of some sort. Of the 30,100 other low-income renter households projected to have housing problems in FY 2010, 8 percent are elderly (over the age of 62), 35 percent are small households (2-4 persons), 25 percent are large households (5 or more persons), and 32 percent are one-person households. Of those 29,200 other low-income owner households with problems in 2010, 15 percent are elderly, 39 percent are small households (2-4 persons), 28 percent are large households (5 or more persons) and 18 percent are one person households.

By FY 2015, it is estimated that an additional 5,000 other low-income owner and renter households will have problems, representing an increase of 9 percent over FY 2010 levels and suggesting an annual addition of approximately 1,000 households. More accurate indicators of housing distress are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these standards, note that 7,990 other low income households are in distress, with 29 percent comprised of renters and 71 percent owners.

Of those 1,140 renters in distress, 26 percent are elderly, 25 percent are small households (2-4 persons), 5 percent are large households, and 44 percent are one person households. Of those 5,730 owner households in distress, 22 percent are elderly, 42 percent are small households (2-4 persons), 11 percent are large households (greater than 5 persons) and 25 percent are one-person households. The distribution of persons and families with housing problems and or cost burdened in 2000 was presumed to remain the same for the five year period covered in this report.

A review of 2000 CHAS data indicated that minorities were equally likely to be earning from 51-80% of the median and rent as non-minorities, yet Hispanics were 20% more to have housing problems. Again, more renter families were distressed for minorities while more one person households were distressed for non-minorities. Hispanics were 65% more likely to be owners in the income category and 30% more likely to be experiencing housing problems of one sort or another. Again, owner families were much more likely in the income category than Anglos, where elderly were much more apparent.