

# **PUBLIC MEETING AGENDA**



## **Housing and Social Service Programs Council Committee**

**Tuesday, February 08, 2011  
3:00 PM**

Harry E. Mitchell Government Center  
Third Floor Conference Room  
31 East Fifth Street  
Tempe, AZ 85281

### **AGENDA**

Chair: Councilmember Corey Woods

Call to Order

1. Public Appearances – The committee welcomes public comment. According to the Arizona Open Meeting Law, the Committee may only discuss matters listed on the agenda. Matters brought up by the public under public appearances that are not listed on the agenda cannot be discussed by the Committee. A 3-minute limit per person will be in effect.
2. Review Meeting Minutes of: January 11, 2011 Housing & Social Service Programs Committee
3. Fair Housing Rights and Responsibilities - Dr. Ed Valenzuela, Executive Director, Arizona Fair Housing Center
4. Programmatic Agreement with Maricopa County and the State Historic Preservation Office - Craig Hittie, Community Development
5. PHA Agency Plan for FY2011-2012-Section 8 – Liz Chavez, Community Development
6. Shared Living Village – Affordable Senior Housing Project – Jayson Matthews, TCC
7. Future Agenda Items
8. March 8, 2011 (Second Tuesday of the month) at 3:00 p.m.
9. Announcements

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 350-2905 (voice) or 350-2750 (TDD) to request an accommodation to participate in this meeting.



**Minutes  
Housing and Social Service Programs  
Council Committee  
January 11, 2011**

Minutes of the meeting of the Housing and Social Service Programs Council Committee held on Tuesday, January 11, 2011, at 3:00 p.m., in the 3<sup>rd</sup> Floor Conference Room, Tempe City Hall, 31 E. 5<sup>th</sup> Street, Tempe, Arizona.

**Committee Member Present:**

Councilmember Corey D. Woods, Chair

**City Staff Present:**

Brigitta Kuiper, City Clerk

Craig Hittie, Housing Services Supervisor

Kathy Berzins, Community Services Director

Naomi Farrell, Deputy Community Services Dir - Social Services

Kris Baxter-Ging, Community Relations Coordinator

Amber Wakeman, Assistant to the City Council

Chris Anaradian, Community Development Director

Liz Chavez, Housing Services Manager

Theresa James, Homeless Coordinator

Shelley Hearn, Community Relations Administrator

Shauna Warner, Neighborhood Program Director

**Guests Present:**

Zita Johnson, Tempe Community Action Agency (TCAA)

Todd Marshall, Housing Trust Fund Advisory Board (HTFAB)

Jonathan Peiffer, Newtown CDC

Kate Hanley, Tempe Community Council (TCC)

**Councilmember Woods called the meeting to order at 3:04 p.m.** He asked meeting attendees to introduce themselves.

**Agenda Item 1 – Public Appearances**

None.

**Agenda Item 2 – Review of Minutes**

The December 7, 2010 Housing and Social Service Programs meeting minutes were accepted.

**Agenda Item 3 – Work Plan Update – Goals and Objectives**

Amber Wakeman, Assistant to the City Council, stated that she and Councilmember Woods have met with the designated technical leads for the Committee and with Brenda Buren and Paul Bentley from the Police Department to develop goals and objectives for each of the Work Plan items. The Work Plan will include roles, responsibilities and action items. Once completed, the updated Work Plan will be placed on a future Committee agenda for review and discussion. Councilmember Woods asked for comments or suggested modifications to the Work Plan. There being none, the Work Plan will be presented to Council at the January 13, 2011 Issue Review Session for acceptance.

**Agenda Item 4 – Housing Trust Fund Advisory Board Update**

Todd Marshall, member of the Housing Trust Fund Advisory Board (HTFAB) noted that the January HTFAB meeting was not held. He provided a brief update to the Committee on HTFAB activities and reviewed the proposed HTFAB Working Plan, as outlined in the agenda packet. The next HTFAB meeting is scheduled for February 14, 2011. Mr. Marshall

## Agenda Item 2.

Housing and Social Service Programs Council Committee Minutes  
January 11, 2011

requested input from the Committee and community members on the HTFAB Working Plan. After approval by the HTFAB, the Working Plan will be brought back to this Committee on March 8, 2011, for further review and discussion. The HTFAB will seek Council support of the Working Plan at the March 10, 2011 Issue Review Session.

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Councilmember Woods recessed the meeting at 3:15 p.m. and reconvened at the meeting at 3:19 p.m.

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### Agenda Item 5 – Strategic Plan for Housing and Social Services

Chris Anaradian, Community Development Director, stated that he is working on a strategic planning for housing and social services. He outlined the process, as follows:

- Staff is developing a baseline of understanding for all social service agencies that work with the City
- Staff is reviewing funding allocations and how funding is distributed for social service programs; a diagram outlining this activity will be prepared
- Agency review recommendations are being analyzed; inefficiencies are being identified
- Goal is to have the process complete and plan reviewed by all agencies prior to March 2011
- He will meet individually with each agency/service provider to confirm the information compiled
- He will return to this Committee on March 8, 2011 to review the findings
- The goal is to develop a comprehensive document/plan that is easy to understand and communicate
- This program inventory will complement the Committee Work Plan

### Agenda Item 6 – 2011 Communication Plan

Kris Baxter-Ging, Community Relations Coordinator, briefed Committee members on the 2011 Communication Plan, as outlined in the agenda packet. Staff will use various tools, including social media and videos, to broadcast information about Tempe's affordable housing programs. This program is designed to assist individuals that are in need of safe and adequate housing. Discussion highlights included:

- Comprehensive brochures will be used to promote housing programs; supplemental brochures will provide details about secondary services such as food pantries, food baskets and utility assistance.
- Promotional materials will be placed in laundromats, busses and locations where low income populations have access
- Press releases will coincide with specific programs - example: an air conditioning repair program will be broadcast in June
- Water bills will be utilized to convey information
- Each Councilmember has been invited to prepare a 10-15 minute video to highlight Committee activities
- Videos will target many different audiences and will be utilized in a variety of ways
- This is a long-term communication plan with many steps/phases to promote awareness of programs available in Tempe
- Promotional cards with social media information (Twitter, Facebook, YouTube) will be utilized
- Important to get the word out about programs in Tempe; social media is an important tool
- Staff will be promoting Tempe's social media program at an upcoming Arizona League of Cities and Towns conference

### Agenda Item 7 – Financial Self Sufficiency Update

Kate Hanley, Tempe Community Council (TCC) Director, provided an update regarding several financial self sufficiency programs, as follows:

- *Tempe Financial Stability Initiative* is the new project name
- January 29 – April 9, 2011: free tax preparation to qualified individuals; partner with Arizona State University, Carey School of Business; Saturday and evening hours
- TCC partnered with Arizona Saves to provide free financial education workshops for adults, kids and teens; childcare provided
- Self sufficiency programs are a good investment for the community

- TCC relies heavily on people to get the word out

Ms. Hanley distributed handouts for the free tax preparation program and the free financial education workshops.

**Agenda Item 8 – 2009 Annual Action Plan Substantial Amendment**

Craig Hittie, Housing Services Supervisor, stated that the 2009 Annual Action Plan Substantial Amendment is on the January 13, 2011 Formal City Council meeting agenda for consideration. The Amendment is required by Housing and Urban Development (HUD) due to the reallocation of funding for a low-income, senior development project in the Farmer Arts District. Mr. Hittie provided a brief overview of the amendment, as outlined in the agenda packet.

**Agenda Item 9 – Section 8 Administrative Plan Update**

Liz Chavez, Housing Services Manager, briefed Committee members on the Section 8 Administrative Plan update, as provided in the agenda packet. Discussion highlights included:

- Plan and resolution are required by HUD
- The update includes administrative changes and the addition of Chapter 17 to allow for a Project-Based Vouchers Program
- There are two different voucher programs: project-based vouchers are assigned to a specific housing unit/development; housing choice vouchers stay with the individual/family
- There are no project-based vouchers currently being used in Tempe; the plan amendment allows use of project-based vouchers if authorized by City Council
- Tempe would be the first Arizona community to use project-based vouchers
- PBV criteria are currently being developed and will be brought to Council prior to implementation
- Project-based vouchers and housing choice vouchers are part of the City's total allocation

**Agenda Item 10 – Future Agenda Items**

- Dr. Ed Valenzuela presentation on Fair Housing Rights and Responsibilities – coordinated with Theresa James, Fair Housing Coordinator - March
- Shared Living Village – affordable senior housing project – February (Kate Hanley)
- Programmatic Agreement with the State Historic Preservation Office – February (Craig Hittie)
- Section 9 Public Housing Action (PHA) Plan – March (Liz Chavez)

**Agenda Item 11 – Future Meeting Date and Time**

The next meeting is scheduled for February 8, 2011 at 3:00 p.m.

**Agenda Item 12 – Announcements**

None.

**The meeting adjourned at 4:00 p.m.**

Reviewed by Amber Wakeman, Assistant to City Council

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Brigitta M. Kuiper  
City Clerk



## **OUR THEME:**

**Every person, every family is entitled to the home they desire that they can afford wherever it is located-**

**Fair Housing for all -**

**Fair Housing is the Law-**

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# **Welcome to the Arizona Fair Housing Center**

## **An Excursion into the Rights and Responsibilities of Fair Housing**

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# The Arizona Fair Housing Center

- Is an independent, nonprofit agency, working with the US Dept. of Housing and Urban Development, U.S. Dept. of Justice and the Arizona Attorney General's Office, and focuses on eliminating housing discrimination through:
  - ❑ Education and outreach
  - ❑ Training
  - ❑ Housing counseling
  - ❑ Advocacy
  - ❑ Collaboration
  - ❑ Enforcement

# AFHC Service Area: Central and Northern Arizona

- ❑ Maricopa County
- ❑ Gila County
- ❑ Yavapai County
- ❑ Coconino County
- ❑ Mohave County
- ❑ Navajo County
- ❑ Apache County



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# Fair Housing is the U.S. policy

- Federal, State, and Local laws prohibit discrimination because of race, national origin, sex, religion, color, familial status, or disability.
- Predatory lending may be a fair housing law violation if based on one of the above
- Mortgage Foreclosure may be a fair housing law violation if based on one of the above.

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**Under the U.S. Federal Fair Housing Act of 1968 It is unlawful to discriminate because of:**

**Race**

**Color**

**National Origin**

**Sex**

**Religion**

**Familial Status** –(added in 1988)

**Disability-** (added in 1988)

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# Familial Status Discrimination

- Unless a building qualifies and is certified by HUD as elderly housing one cannot discriminate against a family with one or more children under 18.

## It is unlawful to:

- Refuse to rent, sell or negotiate for housing
- Make housing unavailable
- Set different terms, conditions or privileges for the sale or rental of a unit
- Intimidate or harass
- Deny housing is available for sale, rental, or inspection
- Blockbusting-steering
- Deny access to facility/service related to sale/rental of housing

## It's unlawful to:



- Advertise or make any statement that indicates a limitation, preference or exclusion based on race, color, national origin, religion, sex, familial status or disability - applies to all housing. No exemptions!

# What is Covered...

- Sale & Rental of Housing
- Accessibility, Reasonable Accommodation & Reasonable Modification for persons with a disability
- Mortgage Lending-home financing
- Insurance and Appraisals

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## Who is covered by the law:

- Owners and Landlords
- Leasing agents
- Property managers
- Apartment rental companies
- Realtors
- Home mortgage lenders
- Homeowners Insurance companies
- Home appraisers
- Harrassing Neighbors

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# Types of housing covered:

- Apartments
- Single family homes
- Condominiums (2-3 story condos exempt under accessibility guidelines only)
- Mobile homes
- Homeless shelters
- Migrant farmworker housing
- Land to be used for dwellings

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# Who is not covered by the law:

- Single family homes sold or rented by **owner** (accept for discriminatory advertising)
- Apartment owners/managers of less than **four units** (accept for discriminatory advertising)
- Senior citizen communities are exempt from familial status prohibition when they are certified.

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## **The 1988 amendments changed the law regarding older persons**

**Added an exemption from familial status discrimination for housing for older persons if;**

- **Intended for, and solely occupied by persons 62 years of age or older; or**
- **Intended for occupancy by at least one person 55 years of age or older per unit and**
- **at least 80% of units must be occupied by at least one person 55 years of age or older**

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# 1968 Federal Fair Housing Law

- Congress passed the nation's first fair housing law, Title VIII of the Civil Rights Act of 1968, now known as the Federal Fair Housing Law.
- In 1968 the US Supreme Court Decided in *Jones v Mayer* that the Civil Rights Act of 1866 barred all racial discrimination - Both private and public - in sale and rental of property

## Civil Rights Act of 1866

- This act stated that “All citizens of the United States shall have the same right, in every state and territory, as is enjoyed by white citizens thereof to inherit, purchase, lease, sell, hold, and convey real and personal property”.

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# Constitutional support for Fair Housing in the 14th Amendment to the U.S. Constitution

- **Ratification on July 9, 1868 placed the full weight of the Constitution behind the Civil Rights Act of 1866**
- **Applied the Bill of Rights to the actions of state and local governments**
- **Required states to provide all persons with “equal protection” of the laws and “due process” of law before taking away life, liberty or property**

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## **In 1988 the law was amended to include**

- **Familial status & handicap protected classes**
- ⚡ **Added requirements for making and allowing reasonable accommodations in rules, policies and practices and reasonable modifications to existing residential structures**
- ⚡ **Added seven multi-family Design construction requirements to improve accessibility**

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# Seven Technical Accessibility Building Requirements for Disabled Persons

- 1. Accessible Entrance on an Accessible Route
- 2. Accessible Public and Common Use Areas
- 3. Usable Doors
- 4. Accessible Routes Into and Through the Dwelling Unit
- 5. Accessible Light Switches, Electrical Outlets, and Environmental Controls
- 6. Reinforced Walls in Bathroom
- 7. Usable Kitchens and Bathrooms

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# Arizona SB 1070 does not change state or federal fair Housing laws

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Landlords and housing providers are required to comply with all fair housing requirements.

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# Mortgage Lending

It is prohibited to discriminatorily:

- **refuse to make a loan**
- **refuse information about loans**
- **impose different loan terms or conditions**
- **discriminate in preparing appraisals**
- **refuse to purchase a loan or impose different terms or conditions to purchase a loan**

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# Affirmatively Furthering Fair Housing Requirements

- HUD is strongly enforcing the obligations of 1,200 CDBG Recipients across the U.S. to comply with Affirmatively Furthering Fair Housing Requirements
- CDBG applicants must submit an Analysis of Fair Housing Impediments to effectively include appropriate corrective action.

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# Subprime Lenders Could help people with poor credit ratings

- **Not all Subprime Lenders were Predatory Lenders**
- **Subprime lenders were Needed. They helped Higher Risk Borrowers**
- **But, some subprime lenders were greedy when they sought vulnerable targets and made a loan they know was unpayable**

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# Predatory Lending

- **Steering**
- **Hidden Balloon Payments**
- **Credit Insurance**
- **Prepayment Penalties**
- **Flipping**
- **Fraud**

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# Predator Examples:

- Contractors convincing borrowers on home improvements to fully refinance a 1<sup>st</sup> mortgage loan, rather than just the amount needed via a 2<sup>nd</sup> mortgage loan
- Lending to those with equity, but who don't have the means to repay
- Flipping a borrower to a new loan repeatedly making fees, increasing the interest/debt, until no equity is left.

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## “Predatory Lenders Tend to”

- Look where there is a lack of access to prime credit loans for certain neighborhoods . . .
- Evaluate where there is a lack of prime lenders, and target those areas.
- Target minorities 50% of the time
- Redlining areas
- Targeted victims lose equity and/or their homes.

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# How do we know they're Deliberately Targeting?

- One housing report, “Unequal Burden” shows two markets have evolved.
- There are dramatic differences between blacks, Hispanics, vulnerable retirees, and white borrowers.
- In one area black borrowers accounted 51% of High cost SUBPRIME home loans.
- A few years earlier, they represented 8%

# What are protections against predatory lending?

- Know the characteristics of predatory lending
- Know the Federal, State & Local laws
- Conduct Public Education Campaigns
- Understand the Real Estate Settlement Procedures Act -RESPA

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# RESPA

## Real Estate Settlement Procedures Act

**More Protections under recent changes include:**

- **Greater disclosure of Mortgage Broker Fees**
- **Improves the Good Faith Estimate**
- **Removes Regulatory Barriers to Lower Costs**

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# Foreclosures

- Inability of a homebuyer to maintain timely payments of a home mortgage forces the lender to file to recover the property.
- Information and data from the Arizona Republic
  - Glendale based Information Market
  - Realty Trac-Irvine
  - Realty Studies at ASU Morrison School
  - National Association of Realtors
  - Joint Center for Housing Studies at Harvard

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# Causes of the Recent foreclosures

- **2005-2006 Home building boom**
- **Overbuilding- over supply**
- **Over appreciation – virtual values**
- **Too many outside investors**
- **Subprime loan implosion**
- **Loose lending guidelines**
- **Over eager buyers**
- **Buyers who did not know and/or understand the terms and conditions of their mortgage loans**

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## How Many Properties Involved?

- 19,394 properties were in some stage of foreclosure in Maricopa County by June 2007.
- 2,954 homes were Foreclosed between January – June, 2007
- 7,671 homes were in the process of foreclosure in 2006 (an increase of 11,723 homes through June 2007)

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# Resulting Problems

- Poor credit scores for overextended homeowners.
- Depressed property values.
- Neighborhoods with large pockets of foreclosed homes.
- Many homeowners facing higher or balloon payments.
- Skidding home sales

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## Other Problems

- First time mortgage borrowers share the same financial characteristics with subprime borrowers;
- Meager savings
- Insufficient monthly income
- New job
- Brief credit history

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## Still Other Problems

- Lenders lose money on foreclosures
- Many Lenders filing bankruptcy
- Many jobs lost
- Homeowners in neighborhoods with high foreclosures lose value in their homes.
- Many vacant homes in neighborhoods

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## Phoenix Metro Area

- In 2006 84 homes were foreclosed in the Anthem area.
- In Avondale, 122 lost their homes in 2007
- Queen Creek had 45 foreclosures in 2007,
  
- In Surprise, 130 homeowners were at risk of facing foreclosure.

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## Phoenix Metro Area (continued)

- There are over 50,000 homes for sale in the Metro Area compared to 12,000 in 2005.
- More than 20,000 **new** homes are unsold
- Squeezed homeowners trying to sell are competing with developers who offer incentives of \$50,000 or more.
- Median price of new homes has fallen from \$315,000 to \$275,000.

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# Notices of Default

- Lenders sent notices of default or scheduled auctions and/or repossessions to 573,397 properties from January to June 2007

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# Mortgage Fraud

- Cash back scheme- getting a loan for more than house worth and pocketing the extra cash. This inflates to an artificial value.
- In one neighborhood, speculators bought 25 homes with cash-back. Now 18 are in foreclosure.

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# Hispanics and Foreclosures

According to *National Association of Realtors*, the *Pew Hispanic Center* and *Exelsior Newspaper*:

- An estimated 300,000 Hispanics in Houston, San Antonio, Chicago, and Miami have a problem making home payments.
- Hispanic homeowners rate is 25% lower than non-Hispanics

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## What Will it Take to Buy a Home?

Prepare to pay 10% or more down payment

With a FICO score:      Expect interest rate:

- 660 or better      Below 7%
- 620-660      6.2% -7.5%
- Below 620      a subprime is needed
- Below 600      9.5%

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## What to do if you cannot afford your loan

- Try to hold on and keep making payments
- Contact lender try to re-negotiate
- Try to re-finance
- Contact Realtor to help with a short sale
- Contact housing advocacy or
- Consumer-credit group
- Last option is to walk-away which will damage your credit

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# You too can affirmatively further Fair Housing opportunities

Get more information or file a complaint of housing discrimination at:

- The Arizona Fair Housing Center  
Azfairhousing.org Phoenix, Arizona
- (602) 548-1599
  - AZ Attorney General's Office- (602) 542-5263
  - National Fair Housing Alliance (800) 910-7315

**HUD Fair Housing Web page: HUD.GOV**

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Obtain Fair Housing Information  
in English, Spanish, and Asian  
Languages at the Arizona  
Fair Housing Center.

**Thank you for supporting fair  
housing.**

**Programmatic Agreement**  
between the  
**City of Tempe**  
and the  
**Arizona State Historic Preservation Office**  
regarding the  
**Community Development Block Grant and HOME Programs**

**Whereas**, the City of Tempe (City) receives an annual entitlement of Community Development Block Grant (CDBG) funds through the US Department of Housing and Urban Development (HUD) and an annual entitlement of HOME funds through the Maricopa HOME Consortium (Consortium) to rehabilitate owner-occupied homes as part of the City's Housing Improvement Programs; and

**Whereas**, the proposed actions qualify the Project as a federal undertaking subject to the provisions of Section 106 of the National Historic Preservation Act; and

**Whereas**, pursuant to 24 CFR Part 58, the City is the responsible entity for compliance with Section 106 on behalf of HUD and the Consortium; and

**Whereas**, the State Historic Preservation Office (SHPO) assists Federal Agencies and their agents in fulfilling the Section 106 responsibilities pursuant to 36 CFR Part 800; and

**Whereas**, the Area of Potential Effects (APE) encompasses the entire City of Tempe, which has not been completely surveyed to identify historic properties.

**Now Therefore**, the City and SHPO agree, in order to avoid adverse effects on any historic properties, the Project will be conducted in accordance with the following stipulations:

**I. Conditioned Rehabilitation Actions – CDBG-funded actions**

The City will ensure, and confirm in an annual report to SHPO, that the rehabilitation of the various housing units is limited to those rehabilitation actions and conditions of implementation listed below giving due consideration to the project goals and concern for the protection of historic properties:

- Roof replacement/repair
- HVAC replacement/repair, including duct work
- Electrical upgrades/replacement/repair
- Plumbing upgrades/replacement/repair, including water/sewer lines
- Lead-based paint mitigation/abatement
- Window replacement/repair
- Appliance replacement
- Door replacement/repair
- Interior/Exterior wall replacement/repair

## **Agenda Item 4.**

- Structural modifications including framing, trusswork, block/brick
- Flooring replacement
- Insulation installation
- Building and residential code violation elimination
- Site grading

### **CDBG Conditions of Implementation**

- Re-roofing material will match the existing in material and scale
- Replacement HVAC, including duct work, will be in the same location as that removed
- Replacement windows and doors will match in material, size and closely approximate the design configuration of the existing
- Replacement of exterior walls will match existing in material and scale
- Site work will not disrupt or remove flood irrigation systems
- Work will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Providing that matching the existing material is neither feasible nor prudent, pursuant to the economic objectives of the project, substitute material should closely approximate the design and appearance of the existing

### **II. Conditioned Rehabilitation Actions – HOME-funded actions**

- Roof replacement/repair
- HVAC replacement/repair
- Electrical upgrades/replacement/repair
- Plumbing upgrades/replacement/repair
- Lead-based paint mitigation/abatement
- Window replacement/repair – as an energy efficiency action
- Appliance replacement
- Door replacement/repair
- Exterior wall replacement/repair
- Interior wall replacement/repair
- Structural modifications including framing, trusswork, block
- Flooring replacement
- Insulation installation
- Building and residential code violation elimination
- Xeriscaping (as a water conservation action)
- Site grading

### **HOME Conditions of Implementation**

- Re-roofing material will match the existing in material and scale
- Replacement HVAC, including duct work, will be in the same location as that removed

- Replacement windows and doors will match in material, size and closely approximate the design configuration of the existing
- Replacement of exterior walls will match existing in material and scale
- Site work, including xeriscaping and grading, will not disrupt or remove flood irrigation systems
- Work will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Providing that matching the existing material is neither feasible nor prudent, pursuant to the economic objectives of the project, substitute material should closely approximate the design and appearance of the existing

**III. Duration**

Unless sooner terminated, this Agreement shall remain in effect until the third anniversary of the date it is executed by both parties, at which time the Agreement shall terminate unless the parties agree to an extension.

**IV. Termination**

Either party may terminate this Agreement may by giving 30-calendar-day's prior written notice, to the party; provided the parties shall consult with one another during that thirty-day period to seek agreement on amendments which would avoid termination. No such termination shall impair City's ability to complete or obtain reimbursement for any project that was completed prior to such termination, or that remains unfinished but in process at the time of termination.

**V. Failure to Carry Out Terms of the Agreement**

In the event the rehabilitation work on a particular housing unit fails to comply with the conditions described in Sections I and II above, the City shall nonetheless ensure that the rehabilitation work complies with 36 CFR Part 800 as a separate and discrete undertaking.

**VI. State of Arizona Contracting Requirements**

**A. Equal Opportunity/Nondiscrimination**

The parties agree to comply with Chapter 9, Title 41, Arizona Revised Statutes (Civil Rights), Arizona Executive Orders 75-5 and 99-4, and any other Federal and State Laws relating to equal opportunity and non-discrimination, including the Americans with Disabilities Act (ADA).

**B. Conflict of Interest**

This Agreement is subject to cancellation by the State under A.R.S. §38-511 if any person significantly involved in the Agreement, on behalf of the State, is an

**Agenda Item 4.**

employee or consultant of the contractor at any time while the Agreement or any extension of the Agreement is in effect

**C. Nonavailability of Funds**

This Agreement shall be subject to available funding, and nothing in this Agreement shall bind the State and Federal parties to expenditures in excess of funds appropriated and allocated for the purpose outlined in this Agreement.

**D. Records**

The parties agree this Agreement does not involve the furnishing of goods, equipment, labor, materials, or services to the State of Arizona or any of its agencies, boards, commissions, or departments, and therefore A.R.S §35-214 and §35-215 do not apply.

**E. Arbitration**

The parties agree to utilize any arbitration required under applicable court rules.

**City of Tempe**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**Maricopa County**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**Arizona State Historic Preservation Officer**

By: \_\_\_\_\_ Date: \_\_\_\_\_

|                                   |   |  |
|-----------------------------------|---|--|
| <b>PHA 5-Year and Annual Plan</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires 4/30/2011</b> |
|-----------------------------------|---|--|

| <b>1.0</b>         | <b>PHA Information</b><br>PHA Name: <u>City of Tempe Housing Authority</u> PHA Code: <u>A031</u><br>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8)<br>PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>   |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
|--------------------|--|--------------------|----------|--------------------------------------|-------------------------------|--------------------------------------|-------------------------------|------------------------------|-----|-------------------|--|--|--|--|--|--------|--|--|--|--|--|--------|--|--|--|--|--|
| <b>2.0</b>         | <b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)<br>Number of PH units: _____ Number of HCV units: <u>1082</u>   |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| <b>3.0</b>         | <b>Submission Type</b><br><input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only   |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| <b>4.0</b>         | <b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)  |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: <u>N/A</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>  | 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: <u>N/A</u> |  |  |  |  |  | PHA 2: |  |  |  |  |  | PHA 3: |  |  |  |  |  |
| 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: <u>N/A</u>  |  |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| PHA 2:             |  |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| PHA 3:             |  |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| <b>5.0</b>         | <b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.   |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| <b>5.1</b>         | <p><b>Mission.</b> State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:</p> <p><b>Support housing for low to moderate-income individuals and families, homeless persons and special populations in need of supportive housing that provides the greatest level of self-sufficiency, dignity, and independence. Invest in housing development that allows for maximum long-term affordability. In addition, strengthen and preserve neighborhoods in Tempe and strengthen employment for low- and moderate- income persons.</b></p>   |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |
| <b>5.2</b>         | <p><b>Goals and Objectives.</b> 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.</p> <p><b>Goals:</b></p> <ul style="list-style-type: none"> <li>• <b>Maintain/increase the availability of decent, safe and affordable housing</b></li> <li>• <b>Improve the quality of assisted housing</b></li> <li>• <b>Increase assisted housing choices</b></li> <li>• <b>Provide improved living environment</b></li> <li>• <b>Promote self-sufficiency</b></li> <li>• <b>Ensure equal opportunity and affirmatively further fair housing</b></li> </ul> <p><b>Over the planning period, the City of Tempe Housing Services (THS) aka Public Housing Authority (PHA) will seek to achieve the following outcomes to support its mission:</b></p> <ul style="list-style-type: none"> <li>• <b>Annually deliver up to 1,082 housing choice vouchers plus normal turnover and continue to operate the HCV Program in accordance with the City Council adopted Administrative Plan, which includes revisions to the Plan adopted on November 20, 2008.</b> <ul style="list-style-type: none"> <li>○ <b>The PHA delivered an average of 1030 HCV Vouchers and met 96.4% Annual Budget Authority (ABA) at the end of calendar year 2010.</b></li> </ul> </li> <li>• <b>Monitor and manage HCV Program budget to maximize the number of Housing Choice Vouchers issued to the THS within the Annual Contributions Contract (ACC)</b> <ul style="list-style-type: none"> <li>○ <b>The PHA tracked on a monthly basis its utilization and HAP expenditures. Tracking is done by utilizing projection spreadsheet and HAPPY PRO software reports, the City’s General Ledger and PIC.</b></li> </ul> </li> <li>• <b>Monitor the monthly average per unit HAP cost in order to assist the highest number of participants, up to 1082, within ACC</b> <ul style="list-style-type: none"> <li>○ <b>The PHA tracked on a monthly basis its utilization and HAP expenditures. Tracking is done by utilizing projection spreadsheet and HAPPY PRO software reports, the City’s General Ledger and PIC.</b></li> </ul> </li> </ul> |                    |          |                                      |                               |                                      |                               |                              |     |                   |  |  |  |  |  |        |  |  |  |  |  |        |  |  |  |  |  |

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- Provide subsidized housing assistance with Homelessness Prevention and Rapid Re-Housing (HPRP) funds for the City of Tempe Supportive Housing program.
  - The PHA met its goal by the end of calendar year 2010 and is currently subsidizing 34 families under the HPRP Supportive Housing Program.
- Apply to HUD for Family Unification Vouchers (FUP) to assist clients who are involved with the child welfare system find affordable and decent housing in a safe and supportive environment
  - The PHA applied for funding in 2010 and did not get approved. The PHA will continue to seek funding from other sources to increase the supply of low-income housing in Tempe.
- Further educate HCV staff on the Violence Against Women Act (VAWA,) Landlord/Tenant Act, reasonable accommodations and fair housing compliance guidelines
  - The PHA updated and adopted its Administrative Plan on January 27, 2011 to reflect current updates to the VAWA Landlord/Tenant Act. In addition, staff is trained on new regulations and requirements as needed to comply with regulation updates.
- Manage Housing Assistance Payment (HAP) contracts to ensure SHA maintains a high utilization rate and “high performer” rating through the Section Eight Management Assessment Program (SEMAP)
  - The PHA’s Administrator reviews contracts and reports weekly to ensure staff maintains the “high performer” rating through SEMAP. Deficiencies are immediately addressed and corrected.
- Conduct regular Landlord briefings making available current information and landlord handbooks
  - The PHA conducts in-house Landlord briefings whenever a new landlord comes on to the HCV programs. All landlord handbooks are updated as needed to reflect the current regulations and policies.
- Maintain and keep current THS website in providing program information
  - The PHA updated its website as needed and reviews it periodically to ensure the PHA is providing current and up to date information.
- Undertake proactive measures to ensure assisted housing is accessible regardless of race, color, religion, national origin, sex, familial status, and disability by affirmatively furthering fair housing. The THS will continue to partner with other East valley cities to facilitate community education regarding fair housing and will continue to participate in the Arizona Fair Housing Partnership
  - The PHA continues to be proactive and involved in all Fair Housing events and AZ Partnerships. In the past year, the Fair Housing Coordinator attended 2 trainings and provided staff with current updates and policies to ensure the furthering of Fair Housing. The Fair Housing Coordinator is active on several subcommittees of the Arizona Fair Housing Partnership and will be participating in an event in April designed to educate the general public about the Fair Housing Act. The Fair Housing Coordinator has also worked to ensure that Fair Housing brochures are available to Tempe residents in several languages. Fair Housing brochures are available to Tempe residents on the Orbit system, a free transportation system that enables travel throughout Tempe.
- Ensure that accessible housing units, regardless of unit size, are available to persons with a variety of disabilities. THS’s Fair Housing Coordinator and the City’s ADA Coordinator provides information and educates person on Fair Housing and American’s with Disabilities (ADA) Acts, responds to and provides referrals for fair housing and ADA discrimination complaints, and provides referrals for fair housing disputes. The Analysis of Impediments to Fair Housing is completed in accordance with federal regulations and adopted on May 6, 2010
  - The PHA and the Fair Housing Coordinator continue to actively work with the City's ADA Coordinator to educate the Tempe Community about accessibility issues in relation to the Fair Housing Act. The Fair Housing Coordinator continues to assist Tempe residents with filing Fair Housing complaints. The Fair Housing Coordinator maintains records of all Fair Housing related calls that come into the City of Tempe Housing Services Division and maintains records on all requests for reasonable accommodations.

In addition, as outlined in the City’s 5-Year City of Tempe Consolidated Plan 2010-2014, the THS’s strategic objectives are as follow:

- Preserve affordability of quality rental housing through the HCV Program
- Increase the supply of quality affordable rental housing through federal assistance programs including Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs
- Increase homeownership through Family Self-Sufficiency (FSS), Community Assistance Mortgage Programs (CAMP), Newtown Community Land Trust and other resources for down payment assistance
- Conduct outreach efforts to landlords to encourage their participation in the HCV Program
- Provide referrals to programs and services to meet a variety of needs for extremely-low and very-low-income persons
- Continue to provide reasonable accommodations to persons with disabilities for city services and make referrals for services to other city departments and non-profit agencies
- Promote deconcentration and as necessary work to create linkages for needed support services

|            |  |
|------------|--|
|            | <p><b><u>Progress In Meeting Goals of Previous 5-Year Plan:</u></b></p> <p>The Tempe Housing Services (THS) continues to carry out its mission of assisting low income families to obtain suitable affordable housing, exercise local choice and become more economically self-sufficient. The THS provides over 1082 individuals and families with rental assistance subsidies through local, state and federal programs. Successful program design and implementation has resulted in efficient use of resources and effective collaborations among social service agencies and local units of government. The THS strives to maintain a high performer SEMAP score.</p> <p>In order to expand the choice and supply of affordable housing, the THS has implemented a number of strategies that include maximizing its regulatory authority by providing competitive payment standards and developing targeted marketing programs to increase landlord participation.</p> <p>THS continues to achieve its mission and stated goals by expanding the supply of quality assisted housing, promoting economic opportunities and consistently seeking to ensure equal opportunity for affordable housing in our community. Accomplishments include:</p> <ul style="list-style-type: none"> <li>▪ Monitored the monthly average per unit HAP cost in order to assist the highest number of participants, up to 1082, within ACC without going over budget             <ul style="list-style-type: none"> <li>○ Expended 96.9% of Annual Budget Authority (ABA) for 2010 and 95.6% (units) in utilization rate.</li> </ul> </li> <li>▪ Updated and completed the Analysis of Impediments (AI) to Fair Housing in 2010; approval of AI by the City Council is scheduled for May 6, 2010             <ul style="list-style-type: none"> <li>○ Council adopted AI on May 6, 2010.</li> </ul> </li> <li>▪ Completed on-site HUD SEMAP monitoring audit and maintained “high performer” status</li> <li>▪ Provided services to 72 FSS participants in 2010, resulting in 7 graduations and \$54,716 disbursed in escrow.</li> <li>▪ Administered the Community Assistance Mortgage Program (CAMP) program, homeownership obtained by 10 program participants in 2010.</li> <li>▪ Expended \$1,080,270 in CDBG funds and \$ 319,487 in HOME funds for eligible housing related activities and public services (including planning and administration)</li> <li>▪ Since its implementation in 2001, provided down payment assistance through the Community Assistance Mortgage Program (CAMP) Program funded with HOME funds to 170 participants.             <ul style="list-style-type: none"> <li>○ In fiscal year 2010, 10 families became homeowners and were assisted with CAMP funds.</li> </ul> </li> <li>▪ Provide annually, HUD approved homebuyer counseling and education to 180 families through a partnership with NewTown CDC</li> <li>▪ Provided 10 home ownership workshops to 73 FSS participants through the FSS East Valley Alliance; 37 of those were Tempe FSS.</li> <li>▪ Implemented the THS Supportive Housing Program with HPRP funds to assist 35 homeless individuals with housing assistance.             <ul style="list-style-type: none"> <li>○ As of January 1, 2011, 33 homeless individuals have been subsidized and assisted with supportive housing.</li> </ul> </li> <li>▪ Seeking Project Based opportunities to increase availability of housing for persons in need</li> <li>▪ Updated its HCV Administrative Plan to reflect current regulations and internal policies. One significant change was the addition of Chapter 17, Project Based Vouchers. Revised Plan adopted by Council on February 10, 2011.</li> </ul> <p>The THS continues to take steps to maintain and improve the quality of assisted housing by creating a supportive environment for THS staff, program participants and landlords to discuss and resolve issues of mutual concern. Through the ongoing work of the THS inspectors, assisted units are regularly inspected and necessary repairs communicated to landlords in order to maintain safe and suitable housing for program participants. In the calendar year 2010, the PHA conducted 1543 Housing Quality Inspections.</p> |
| <p>6.0</p> | <p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The HCV Administrative Plan was updated and adopted by council on January 27, 2011 to include language and policy revisions due to federal regulations, changes in administrative policies and the addition of Chapter 17, Project Based Vouchers. The Plan revised policies to reflect the new SSN disclosure and documentation requirements and revised EIV regulations and requirements. Other PHA revisions taken since the PHA’s last Annual Plan include:</p> <p><i>Interim Reexaminations.</i> Effective February 1, 2011, The PHA will not conduct an interim increase recertification unless: 1) the effective date of the change is within 5 months or more from the annual reexamination date and/or, 2) the amount of the increase results in a \$100.00 or more change in TTP. An interim reexamination will not be</p>  |

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conducted for changes that occur due to wage-to-wage increases and Social Security COLA increases. Regardless of this PHA policy, all changes must be reported within 10 business days of their occurrence.

*Project Based Vouchers.* The PHA added and adopted Chapter 17, Project based Vouchers to its Administrative Plan. The PHA may chose to project base vouchers some time in the future provided that project basing the vouchers would serve to 1) increase the supply of housing for persons in need or 2) sustain otherwise unsustainable Housing for low-income person in need.

*Utility Allowances.* Effective January 4, 2011, the PHA reviewed and revised its utility allowances to determine if they are too high. Changes in utility allowances are implemented immediately, but not later than the next regularly scheduled reexamination of family income.

### PHA Plan Elements:

1. *Eligibility, Selection and Admissions Policies – The City of Tempe Housing Services (THS) Section 8 Administrative Plan* is available at [www.tempe.gov/housing](http://www.tempe.gov/housing), for all policies that govern eligibility, selection and admission policies.

The PHA reviewed its HCV wait list preference system to ensure it is meeting its local housing needs and priorities. On August 19, 2010 the PHA held a public hearing and adopted a resolution to revise its preference system for the selection of applicants to the Section 8 Housing Choice Voucher Program. The preference point system was adjusted to give higher preference points to an applicant who is homeless in the City of Tempe. The PHA will offer the following local preferences:

1. **INVOLUNTARILY DISPLACED BY FEDERAL OR LOCAL GOVERNMENT ACTION**

To qualify for this preference, the applicant is or will be involuntarily displaced if the applicant has vacated or will vacate his/her housing unit as a result of one or more of the following actions:

- Activity carried on by an agency of the United States or by any State or local Governmental body or agency in connection with code enforcement; or
- a public improvement or development program; or
- due to uninhabitability as a result of a natural disaster such as a fire or flood.

Verification of Involuntary Displacement will be verified by Certification from a unit or agency of government that you have been or will be displaced by government action, or due to uninhabitability due to a natural disaster (i.e., fire or flood).

PREFERENCE POINTS: 200

2. **HOMELESS IN THE CITY OF TEMPE**

To qualify for this preference, the applicant must lack a fixed, regular, and adequate night-time residence; and have primary night time residency that must meet one of the following criteria:

- a supervised publicly or privately operated shelter designed to provide temporary living accommodations; or
- an institution that provides a temporary residence for individuals intended to be institutionalized; or
- a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings,
- a transitional project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.

Homeless in Tempe: Residency in Tempe prior to becoming homeless will be verified with the shelter and/or transitional living program the individual and/or family is staying.

PREFERENCE POINTS: 150

3. **RESIDE IN THE CITY OF TEMPE**

To qualify for this preference, applicant must meet at least one of the following criteria:

- Lessee (tenant); must have a current lease with the legal owner/landlord of the rental property; or
- Household member; must be listed on a current lease as legally living in the rental property as a member of the Lessee's household; or
- Lessee (tenant); must be legally responsible for rent payments to the legal owner/landlord of the rental property.

Residency will be verified with the legal owner/landlord of the rental property.

4. **WORKING, OR HIRED TO WORK, IN THE CITY OF TEMPE**

To qualify for this preference, the Head of Household and/or Spouse or Co-Head or Sole Member must meet at least one of the following criteria:

- be physically employed in the city limits of Tempe; or
- have been notified that they are hired to work in the city limits of Tempe; or

- employed in the city limits of Tempe through an internship or other training program designed to prepare individuals for the job market may qualify for this preference. Employment will be verified with the employer. An applicant shall be given the benefit of the working family preference if the Head of Household and/or Spouse or Co-Head or Sole Member is age 62 or older, or is a person with disabilities and is homeless and/or resides in the City of Tempe.  
**PREFERNCE POINTS: 100**  
**MAXIMUM POINTS POSSIBLE: 450**

The PHA is in the administrative process of implementing a Section 8 Project-Based Voucher (PBV) program which is a component of the Section 8 Housing Choice Voucher (HCVP) program. The PBV program will provide long term project-based affordable housing for very low and extremely low households. Completion of the HUD approval process and implementation of the PBV program is expected to be completed in the early summer of 2011.

**PROJECT BASED VOUCHERS (PBV) –** The HCV tenant-based voucher program regulations will also apply to the PBV program. Consequently, many of the PHA policies related to tenant-based assistance also apply to PBV assistance. The provisions of the tenant-based voucher regulations that do not apply to the PBV program are listed at 24 CFR 983.2.

**PHA Policy**

Except as otherwise noted in Chapter 17 of the City of Tempe’s HCV Administrative Plan, or unless specifically prohibited by PBV program regulations, the PHA policies for the tenant-based voucher program contained in this administrative plan also apply to the PBV program and its participants.

**17-VI.D. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]**

Applicants who will occupy units with PBV assistance must be selected from the PHA’s waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list.

**Income Targeting [24 CFR 983.251(c)(6)]**

At least 75 percent of the families admitted to the PHA’s tenant-based and project-based voucher programs during the PHA fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.

**Units with Accessibility Features [24 CFR 983.251(c)(7)]**

When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, the PHA must first refer families who require such features to the owner.

**Preferences [24 CFR 983.251(d) , FR Notice 11/24/08]**

The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. The PHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B. above.

Although the PHA is prohibited from granting preferences to persons with a specific disability, the PHA may give preference to disabled families who need services offered at a particular project or site if the preference is limited to families (including individuals):

- With disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;
- Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and
- For whom such services cannot be provided in a non-segregated setting.

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with more than 25 percent of the units receiving project-based assistance because those projects include “excepted units” (units specifically made available for elderly or disabled families, or families receiving supportive services), the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b)].

**PHA Policy**

**The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families,**

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qualifying families for “excepted units,” mobility impaired persons for accessible units). The PHA will not offer any additional preferences for the PBV program or for particular PBV projects or units.

Family Unification Program (FUP) - In December 2009, the PHA applied for Family Unification Program (FUP) funding vouchers for youth aging out of Foster Care and was informed in October 2010 that the PHA was not awarded. The PHA will continue to seek funding in FY 2011.

2. *Financial Resources* - (Attachment A) 2011 draft budget, including state and federal rental subsidy



Attachment A- FY  
2010 Financial Resou

3. *Rent Determination* - The City of Tempe Housing Services (THS) Section 8 Administrative Plan is available at [www.tempe.gov/housing](http://www.tempe.gov/housing) for all policies that govern rent determination policies.

4. *Fiscal Year Audit* - (Attachment B) – Fiscal Year 2010 Audit



Attachment B- 2009  
Single Audit Report Fi

5. *Violence Against Women Act (VAWA)* - City of Tempe Housing Services (THS) - Violence Against Women Act (VAWA) Activities

The THS policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Women Act of 2005 (VAWA). The THS will continue to administer its housing programs in ways that support program participants and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking. The THS will not take any adverse action against a resident/participant or applicant solely on the basis of her or him being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance. The THS will continue to develop/revise policies and procedures as needed to implement the requirements of VAWA and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the THS’s housing programs.

The THS Section 8 Administrative Plan was updated in August 2010 and adopted January 27, 2011 to reflect current regulation and policy changes to support victims of domestic violence, dating violence, sexual assault or stalking. The Plan contains descriptions of VAWA in Chapter 12-II.E. Terminating the Assistance of Domestic Violence, Dating Violence, or Stalking Victims and Perpetrators [24CFR 5.2205] and Chapter 16, Program Administration includes the following description, activities, services, or programs offered by an agency, either directly or in participation with other services providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:

### **PART IX: NOTIFICATION REGARDING APPLICABLE PROVISIONS OF THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)**

The Violence against Women Reauthorization Act of 2005 (VAWA) requires PHAs to inform assisted tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, PHAs may elect to provide the same information to applicants. VAWA also requires PHAs to inform owners and managers of their obligations under this law. [24 CFR 5.2007(3)]. This part describes the steps that the PHA will take to ensure that all actual and potential beneficiaries of its housing choice voucher program are notified about their rights and that owners and managers are notified of their obligations under VAWA.

#### **PHA Policy**

The PHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking (see sample notices in Exhibits 16-1 and 16-2)

The definitions of *domestic violence*, *dating violence*, and *stalking* provided in VAWA (included in Exhibits 16-1 and 16-2)

An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking

A statement of the PHA’s obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim’s written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibits 16-1 and 16-2)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)

Contact information for local victim advocacy groups or service providers

**16-IX.A. NOTIFICATION TO PARTICIPANTS [Pub.L. 109-162]**

VAWA requires PHAs to notify HCV program participants of their rights under this law, including their right to confidentiality and the limits thereof.

PHA Policy

The PHA will provide all participants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination.

The notice will explain the protections afforded under the law, inform the participant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The PHA will also include in all assistance termination notices a statement explaining assistance termination protection provided by VAWA (see Section 12-II.E).

**16-IX.B. NOTIFICATION TO APPLICANTS**

PHA Policy

The PHA will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance.

The notice will explain the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The PHA will also include in all notices of denial a statement explaining the protection against denial provided by VAWA (see section 3-III.G).

**16-IX.C. NOTIFICATION TO OWNERS AND MANAGERS [Pub.L. 109-162]**

VAWA requires PHAs to notify owners and managers of their rights and responsibilities under this law.

PHA Policy

Inform property owners and managers of their screening and termination responsibilities related to VAWA. The PHA may utilize any or all of the following means to notify owners of their VAWA responsibilities:

As appropriate in day to day interactions with owners and managers.

Inserts in HAP payments, 1099s, owner workshops, classes, orientations, and/or newsletters.

Signs in the PHA lobby and/or mass mailings which include model VAWA certification forms.

The City of Tempe Housing Services (THS) Section 8 Administrative Plan is available at [www/tempe.gov/housing](http://www.tempe.gov/housing), for all policy reference regarding VAWA.

(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.

The PHA consulted with the Resident Advisory Board (RAB) on the approval of the 5-Year and Annual Agency Plan and revisions to the THS Administrative Plan. The referenced documents were available for public review and comment on the City’s website and at the following locations: City of Tempe Housing Services (main office lobby and official website) 21 E. 6<sup>th</sup> St. Tempe, AZ 85281- and the PHA’s website at [www/tempe.gov/housing](http://www/tempe.gov/housing).

Public access to information regarding any activity outlined in this plan can be obtained by contacting the Tempe Housing Services Office at (480) 350-8950.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing,

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| 7.0 | <p><b>Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>(d) Homeownership Programs.</b></p> <p>The PHA offers a single down payment assistance grant funded by HOME and Community Development Block Grant (CDBG) funds for income eligible and qualified families when available by HUD. On February 18, 2010, the PHA adopted changes to the Community Assisted Mortgage Program (CAMP) to include expanding the eligible sources of program funding from exclusively HOME program funds to CDBG funds.</p> <p>Deferred loans are provided to eligible households who wish to purchase a primary residence on an owner-occupied basis within the geographic boundaries of the city. Loans are available for down payment assistance, prepaid expenses, reasonable closing costs and principal reduction. Eligibility Criteria:</p> <ul style="list-style-type: none"> <li>• First-time homebuyer</li> <li>• Earn at least 30% AMI (Area Medium Income for family size)</li> <li>• One year continuous full time employment</li> <li>• Completion of initial Section 8 lease</li> <li>• No outstanding debts to other Housing Authorities</li> <li>• No current ownership interests</li> <li>• No Prior Section 8 mortgage defaults</li> <li>• No outstanding credit barriers to obtaining mortgage financing</li> <li>• Household income below 80% AMI (The income and employment guidelines do not apply to disabled individuals)</li> </ul> <p>The PHA will not limit the number of families participating in the Section 8 homeownership in fiscal year 2011-2012.</p> <p>Actions the PHA will undertake to implement the program this year include the renewal of the PHA's grant funding for one Family Self-Sufficiency (FSS) Coordinator position. This position will assist in the administration of the existing FSS program and homeownership programs which include the Community Assisted Mortgage Program (CAMP) and the Section 8 Homeownership program. Both programs will use HOME and Community Development Block Grant (CDBG) and Individual Development and Empowerment Account (IDEA) as the funding sources.</p> <p>The PHA has demonstrated its capacity to administer the program by:</p> <ul style="list-style-type: none"> <li>• Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.</li> <li>• Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.</li> <li>• Partnering with a qualified agency or agencies to administer the program:<br/>Homeownership Counseling Agency - Newtown Community Development Corporation – 8 years experienced</li> <li>• Demonstrating that it has other relevant experience:<br/>The PHA currently partners and funds other qualified agencies that administer first-time homebuyer down payment assistance programs and also provides affordable housing for the city. These agencies include Habitat for Humanity, Chicanos Por La Causa (CPLC), and Newtown, CDC.</li> </ul> |
| 8.0 | <p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.<br/>N/A</p>  |
| 8.1 | <p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.<br/>N/A</p>   |
| 8.2 | <p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, 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.<br/>N/A</p>   |
| 8.3 | <p><b>Capital Fund Financing Program (CFFP).</b><br/> <input 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.<br/> N/A</p>  |

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| <p>9.0</p> | <p><b>Housing Needs.</b> 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.</p> <p>The City of Tempe 5-Year Consolidated Plan for 2010-2014 was developed through a public participation process, to identify the needs of low and moderate-income residents and provide strategies to address those needs. Additionally, the Consolidated Plan identifies available local and federal resources to provide services to meet these needs. Derived from the FY 2010-2014 City of Tempe Consolidated Plan, the research methodology used to estimate and project affordable housing demand involved the application of ratios of households with problems from HUD CHAS data (special census runs) evident in 2000 to projected 2010 to 2015 household estimates drawn from the MAG.</p> <p>According to HUD, a household with problems consists of:</p> <ol style="list-style-type: none"> <li>(1) persons and families living in units with physical defects (lacking a complete kitchen or bath); or</li> <li>(2) persons and families living in overcrowded conditions (greater than 1.01 persons/room); or</li> <li>(3) persons and families cost burdened (paying more than 30 percent of income for housing including utilities).</li> </ol> <p>For low income households with problems, cost burden appears to be the primary contributing factor. While the incidence of physical defects and overcrowding are evident, they are overshadowed by cost burden and present with it. High foreclosure rates and substantial declines in home values throughout Maricopa County are undoubtedly increasing overcrowding and abandoned and dilapidated dwellings.</p> <p><u><i>Household Needs For Those Earning Less Than 30% of the Area Median</i></u></p> <p>It estimated that a total of 6,700 households or 9 percent of all households in Tempe are comprised of households earning less than 30 percent of the median income with housing problems of some sort. Of the 5,550 renter households with problems in FY 2010...</p> <ul style="list-style-type: none"> <li>• 6 percent are elderly</li> <li>• 20 percent are comprised of small households</li> <li>• 6 percent are comprised of large households</li> <li>• 68 percent are comprised of one-person households, yet needs here should be qualified since some derived from students.</li> </ul> <p>Of those 14,660 owner households with problems in 2010...</p> <ul style="list-style-type: none"> <li>• 33 percent are elderly</li> <li>• 19 percent are small households</li> <li>• 10 percent are large households</li> <li>• 38 percent are one-person households</li> </ul> <p>By FY 2014, it is estimated that an additional 315 households will have problems. Supplemental insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,940 households are so burdened in FY 2010, with 83 percent comprised of renters and 17 percent owners.</p> <p><u><i>Household Needs For Those Earning From 31- 50% of the Area Median</i></u></p> <p>It estimated that a total of 6,100 households or 8 percent of all households in Tempe are comprised of households earning between 31 to 50 percent of the median income with housing problems of some sort. Of the 4,760 renter households with problems in FY 2010...</p> <ul style="list-style-type: none"> <li>• 5 percent are elderly</li> <li>• 28 percent are comprised of small households</li> <li>• 8 percent are comprised of large households</li> <li>• 59 percent are comprised of one-person households.</li> </ul> <p>Of those 1,335 owner households with problems in 2010...</p> <ul style="list-style-type: none"> <li>• 42 percent are elderly</li> <li>• 26 percent are small households</li> <li>• 10 percent are large households</li> <li>• 22 percent are one-person households</li> </ul> <p>By FY 2014, it is estimated that an additional 226 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this</p> |
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|     | <p>standard note that 5,800 households are so burdened in FY 2010, with 87 percent comprised of renters and 13 percent owners.</p> <p><b><u>Household Needs For Those Earning From 51- 80% of the Area Median</u></b></p> <p>It estimated that a total of 7,150 households or 9.6 percent of all households in Tempe are comprised of households earning between 51 to 80 percent of the median income with housing problems of some sort. Of the 4,900 renter</p> <p>Households with problems in FY 2010...</p> <ul style="list-style-type: none"><li>• 7 percent are elderly</li><li>• 25 percent are comprised of small households</li><li>• 11 percent are comprised of large households</li><li>• 57 percent are comprised of one-person households.</li></ul> <p>Of those 2,250 owner households with problems in 2010...</p> <ul style="list-style-type: none"><li>• 22 percent are elderly</li><li>• 39 percent are small households</li><li>• 14 percent are large households</li><li>• 25 percent are one-person households</li></ul> <p>By FY 2015, it is estimated that an additional 280 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 1,000 households are so burdened in FY 2010, with 44 percent comprised of renters and 56 percent owners.</p> <p>The city of Tempe priority housing needs/investment plan goals tables attached (Attachment C) include in the 5-Year Consolidated Plan illustrate household by type, income and housing problem for renters and the supply and affordability of rental units in Tempe. Quality, accessibility, size and location of unit are evaluated through computer generated rent comparisons of qualified units.</p> <div data-bbox="841 911 906 968"></div> <p data-bbox="771 974 977 1024">Attachment C-<br/>Tempe Priority Charts</p>   |
| 9.1 | <p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The THS continues to address the housing needs of the citizens by offering additional affordable housing options by applying for funds when available to increase and/or approve the affordable housing stock in its jurisdiction, redeveloping outdated stock in our traditional housing communities.</p> <ul style="list-style-type: none"><li>• The THS will assist extremely low, very low and low-income families throughout its jurisdiction to obtain decent and affordable housing by maintaining the waiting list for its tenant-based assistance programs. It will continue to issue vouchers for tenant-based assistance in an efficient and effective manner in order to maximize use of all Federal resources.</li><li>• The THS may apply for additional Section 8 Housing Choice Vouchers if, after evaluating the rental market in the THS's jurisdiction, a determination is made that the market can absorb additional HCV's.</li><li>• THS will continue to administer rental assistance programs from other funding sources to increase/maintain the supply of affordable housing options.</li><li>• Continue to develop marketing strategies that promote landlord participation in the Section 8 programs;</li><li>• Promote affordable housing unit development through the use of Low Income Housing Tax Credits</li><li>• The THS will research project-based assistance vouchers as a tool in the development of affordable housing.</li></ul> <p>In addition, at the end of 2009, after the lease up of 100% of its HCV budget, the THS completed a purge of its waiting list and is currently reviewing its wait list preferences to ensure it is reaching its most vulnerable. As of May 1, 2010 there were 464 families on the HCV Program waiting list, with an approximate wait time of more than 3 years. The majority (75%) of families on the waiting list are extremely low-income (&lt;30% AML). According to data from the current wait list, the demand for one bedroom units will outweigh the demand for other bedroom sizes.</p> <p>THS will assist as many families as possible with the funding sources allocated. As vouchers become available through attrition, applicants will be pulled from the waiting list.</p> <p>Through the Recovery Act of 2009, the City of Tempe was allocated \$661,474 in Homeless Prevention and Rapid Re-</p> |

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|             | <p><b>Housing Program (HPRP) funds.</b> The purpose of these funds is to provide financial assistance and services to prevent individuals and families from becoming homeless and to help those who are experiencing homelessness to be quickly rehoused and stabilized. In line with HUD's goal of ending chronic homelessness, the City of Tempe is using its HPRP funds to create 35 units of scattered site supportive housing for disabled homeless individuals who have been living on the streets for a year or more. The City of Tempe is working in partnership with the Valley of the Sun United Way and the Arizona Department of Health Services to implement this program.</p>  |
| <p>10.0</p> | <p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The THS continues to carry out its mission of assisting low income families to obtain suitable affordable housing, exercise locational choice and become more economically self-sufficient. The THS provides over 1082 individuals and families with rental assistance subsidies through local, state and federal programs. Successful program design and implementation has resulted in efficient use of resources and effective collaborations among social service agencies and local units of government.</p> <p>At the beginning of FY 2009, due to budget constraints and the PHA's determination of insufficient funding, the PHA took aggressive actions to reduce costs in the Housing Choice Voucher Program in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447). Although this impacted the PHA's progress in lease-up, the PHA achieved its mission and stated goals by sustaining the supply of quality assisted housing, promoting economic opportunities and ensuring equal opportunity for affordable housing in our community.</p> <p>The THS has:</p> <ul style="list-style-type: none"> <li>▪ Completed policy and regulatory revisions to the THS Administrative Plan</li> <li>▪ Prepared a monthly budget expenditure report to monitor HCV expenditures and the PHA's utilization rate</li> <li>▪ Reviewed its Payment Standards and determined the "appropriateness" of the annual standard for Tempe</li> <li>▪ As of March 2010, the PHA completed an annual purge of it's Section 8 Wait List</li> <li>▪ Pulled extremely low (30%) applicants off the HCV waitlist in April and in June 2010</li> <li>▪ Developed and implemented new spreadsheets to monitor its program including reviewing software reports for file accuracy, HQS inspection compliance and program eligibility</li> </ul> <p>The THS will be:</p> <ul style="list-style-type: none"> <li>▪ Review the Wait List Preference System to ensure the PHA is meeting the needs of the community</li> <li>▪ Preparing to open the Section 8 Wait List by the end of calendar year 2010</li> <li>▪ Preparing for its annual SEMAP review beginning June 30, 2010</li> <li>▪ Continue to meet its stated mission and goals by providing direct services to families and referrals and various social service and non-profit agencies.</li> <li>▪ Conduct outreach to owners, with special attention to owners outside areas of poverty or minority concentration</li> <li>▪ Comply with all fair housing and equal opportunity requirements, HUD regulations and requirements, the Annual Contributions Contract, HUD-approved applications for funding, the PHA's Administrative Plan and other applicable federal, state and local law.</li> </ul> <p>The THS continues to take steps to maintain and improve the quality of assisted housing by creating a supportive environment for THS staff, program participants and landlords to discuss and resolve issues of mutual concern. Through the ongoing work of the THS inspectors, assisted units are regularly inspected and necessary repairs communicated to landlords in order to maintain safe and suitable housing for program participants.</p> <p>In order to provide opportunities for an improved living environment to its Section 8 program participants, the THS encourages deconcentration of low income housing throughout the region. Program briefing materials include maps that indicate areas of concentration and information on the THS jurisdiction.</p> <p>Self-sufficiency to program participants is encouraged through a variety of programs administered by the THS. The Family Self-Sufficiency Program is available to all Section 8 participants and includes the opportunity to establish a savings account that escrows the increased earning capacity of families as they become more economically self sufficient. Community Assistance Mortgage Program (CAMP) is a home ownership program available for participants meeting the selection criteria. In addition, the THS administers a Supportive Housing Program with federal funded rental subsidy with supportive service organizations in order to maintain independence for homeless persons with mental illness.</p> <p>The THS continues to ensure equal access and equal opportunity in housing through the administration of all THS programs. The THS is a member of the Fair Housing Southwest Council which coordinates Regional activities and trainings for several jurisdictions in the metropolitan area. This partnership results in the identification of barriers</p> |

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|      | <p>to fair housing in the public, private and non-profit sectors, as well as short- and long-term solutions to address these issues.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>Definition of "substantial deviation" and "significant amendment or modification": Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the City Council of the City of Tempe.</b></p> <p><b>Changes to this plan, not considered substantial deviations or significant amendments, based on changes in Federal, state or local rules, regulations or policies, may be adopted without formal approval of the City Council. All changes and/or amendments must however be reviewed by the Resident Advisory Board.</b></p> <p>(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.</p> <p><b>The PHA continues to report solid and improved performance in meeting its objectives. No comments were received by the Resident Advisory Board (RAB), nor were any PHA Plan elements were challenged.</b></p>   |
| 11.0 | <p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <b>N/A</b></p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>N/A</b></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>N/A</b></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>N/A</b></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>N/A</b></p> <p>(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. <b>NO RAB comments</b></p> <p>(g) Challenged Elements. <b>NO Challenged Elements.</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>N/A</b></p> |

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