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# ANNUAL PUBLIC HOUSING AGENCY PLAN

FY 2019-2020

## HOUSING AUTHORITY OF MARICOPA COUNTY

Coffelt-Lamor... Spirit of Renewal (photo left)  
This Plan includes basic HA policies, rules, and  
requirements for HAMC's HCV programs and  
services; and informs HUD, families served, and  
members of the public of HAMC's mission, goals, and  
strategic priorities for serving the needs of low  
income, very low income, and extremely low income  
families.

[www.maricopahousing.org](http://www.maricopahousing.org)

Telephone 602-744-4500 or TDD 602-744-4540

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

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>																									
A.1	<p>PHA Name: HOUSING AUTHORITY OF MARICOPA COUNTY PHA Code: 07/00000000</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2015</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above 1724 (53) PBVs, 45 Mainstream, 29 FUP, 5 VASH)</p> <p>Number of Housing Choice Vouchers (HCV): 1592</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> Information and items listed in this form are available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>HAMC Website <a href="http://www.maricopahousing.org">www.maricopahousing.org</a>          HAMC Administrative Office, 8910 N. 78<sup>th</sup> Avenue, Peoria AZ 85345          Peoria Housing Office, 10950 N. 87<sup>th</sup> Avenue, Peoria AZ 85345          Rose Terrace Housing Office, 525 E. Harrison Drive, Avondale AZ 85323          Surprise Housing Office, 12976 W. Cottonwood, Surprise AZ 85378          Mesa Housing Office, 710 W. 8<sup>th</sup> Avenue, Mesa AZ 85210</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p>																									
	<table border="1"> <thead> <tr> <th data-bbox="178 1533 454 1596">Participating PHAs</th> <th data-bbox="454 1533 584 1596">PHA Code</th> <th data-bbox="584 1533 876 1596">Program(s) in the Consortia</th> <th data-bbox="876 1533 1153 1596">Program(s) not in the Consortia</th> <th data-bbox="1153 1533 1469 1596">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="178 1596 454 1659">Lead HA:</td> <td data-bbox="454 1596 584 1659"></td> <td data-bbox="584 1596 876 1659"></td> <td data-bbox="876 1596 1153 1659"></td> <td data-bbox="1153 1596 1469 1659"></td> </tr> <tr> <td data-bbox="178 1659 454 1722"></td> <td data-bbox="454 1659 584 1722"></td> <td data-bbox="584 1659 876 1722"></td> <td data-bbox="876 1659 1153 1722"></td> <td data-bbox="1153 1659 1469 1722"></td> </tr> <tr> <td data-bbox="178 1722 454 1785"></td> <td data-bbox="454 1722 584 1785"></td> <td data-bbox="584 1722 876 1785"></td> <td data-bbox="876 1722 1153 1785"></td> <td data-bbox="1153 1722 1469 1785"></td> </tr> <tr> <td data-bbox="178 1785 454 1890"></td> <td data-bbox="454 1785 584 1890"></td> <td data-bbox="584 1785 876 1890"></td> <td data-bbox="876 1785 1153 1890"></td> <td data-bbox="1153 1785 1469 1890"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																			
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<b>B.</b>	<b>Annual Plan.</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><a href="#">Refer to Appendix B.1</a></p>
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activity. Provide the project number, project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p><a href="#">Refer to Appendix B.2</a></p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><a href="#">Refer to Appendix B.3</a></p>
<b>B.4</b>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><a href="#">Refer to Appendix B.4</a></p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><a href="#">Refer to Appendix B.5</a></p>
<b>B.6</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p><a href="#">Refer to Appendix B.6</a></p>

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<b>B.7</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
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## Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

**A. PHA Information.** All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

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

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

**B. Annual Plan.** All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

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

Identify specifically which plan elements in the table below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low income), (ii) elderly families and families with disabilities, and (iii) households with racial and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

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

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8 of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS

program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

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

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

**B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**B.6 Progress Report.** For all Annual Plans for the first Annual Plan, the PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (24 CFR §903.11(c)(3) and 24 CFR §903.7(r)(1))

**B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on those recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low-income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Appendix B. 1 Plan Elements Revised

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**B.1 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

**HCV TO INCLUDE MAINSTREAM PREFERENCE IN ITS REGULARY PROGRAMMING (NONELDERLY DISABLED INSTITUTIONALIZED/HOMELESS OR IN DANGER OF BEING INSTITUTIONALIZED/HOMELESS)**

HAMC is instituting a preference pursuant to HUD Notice 2013-21, to establish a preference for those who meet the HUD definition of homelessness. Referrals for the homeless preference will be provided through Maricopa County/Phoenix HUD-funded Continuum of Care. Additionally, the preference is based on the understanding that:

1. this preference will be subordinate to the HUD regulatory preference for persons who are displaced by government action or a presidentially-declared disaster; and,
2. these preferences are merely preferences, and not requirements, for housing at Casa Bonitas. All applicants that meet the normal eligibility requirements for the Section 8 program are still eligible for housing and, if there are no preference-eligible residents on the waiting list, owners will not hold units open because of the residency preference. In these situations, owners must admit the next program-eligible household on the waiting list.

A number of HAMC properties converted from Public Housing to PBV or PBRA in recent years and once the property converts, eligible residents have a new “choice mobility” option which allows the resident to request a Housing Choice Voucher the household can use to select a rental unit in the private market. Under the PBV program, the resident may request an HCV after living in a RAD converted property for one year. Under the PBRA program, the resident may request an HCV after living at the RAD-converted property for 2 years. Residents exercising their choice mobility rights will receive priority on HAMC’s waitlist.

HAMC instituted its Choice Mobility waitlist for example .

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**B.1 Financial Resources**

Sources	Planned \$	Planned Uses
<b>1. Federal Grants</b>		
a. Project Based Rental Assistance	3,349,191	PBRA Property operations
b. Annual Contributions for Housing Choice Voucher – Based Assistance – Subsidy	13,824,132	Housing and Utility Voucher payments for the HCV Program for Port-Outs and S8 Project based vouchers.
c. Annual Contributions for Housing Choice Voucher – Based Assistance - Administration	990,301	Operating/Administrative Expenses
d. FSS Family Self Sufficiency	138,000	Grant Awarded for FSS programming
<b>2. Other Income Non Federal Sources</b>		
a. Tenant Rents	1,651,656	Rental to fund operations and maintenance for Public Housing properties
b. Affordable Housing Program	\$1,500,000	Funds will be used for development of Norton
c. Resident Support Services-Madison	\$61,800	Funds on site Resident Support Services
d. Resident Support Services-Coffelt	\$158,448	Funds on site Resident Support
e. Bridge to Permanency Program	\$1,003,702	Housing Assistance Payments and Supportive Services for Special
f. TBRA Homelessness	\$27,000	Housing Assistance Payment and Supportive Services for Special
g. Arizona Community Foundation	\$100,000	Development Funds for Claire
h. Valley of the Sun United Way-Resident Programs	\$50,000	Resident Programming
i. Mercy Maricopa Integrated Care	\$1,000,000	Housing Programs and Services
j. Mercy Maricopa Integrated Care	\$1,530,000	Housing Programs and Services-Rental Subsidy
k. Heathcare Providers	\$100,000	Housing Support Services and Health Initiatives
<b>l. Tribal Grants</b>	<b>100,000</b>	<b>Housing Support Services</b>
<b>Total Resources</b>	<b>\$25,830,829</b>	



**B.1 Rent Determination**

**HCV Administrative Policy Chapter 10.5 Payment Standards for the Voucher Program**

The Payment Standard is used to calculate the housing assistance payment for a family and is based on Fair Market Rents (FMR) published by HUD on an annual basis. Maricopa County is included in the Phoenix Metropolitan Statistical Area (SMA) Fair Market Rents.

HAMC will maintain the payment standards at a minimum of 90% and a maximum of 110% of the published FMR. HAMC will review and analyze the payment standards on an annual basis but will not revise the payment standards each year when the new FMR's are published if the current payment standards remain at a minimum of 90% and a maximum of 100% of the newly published FMR's.

When reviewing the payment standard on an annual basis, HAMC will consider the available budget authority and determine if a reduction in payment standards is needed including an amount below 90% of the published FMR, to assist a maximum number of households up to HAMC's baseline allocation. If it is determined that payment standards below 90% of FMR is needed, a waiver will be secured from HUD with corresponding justification.

Case by case reviews of a higher payment standard will be considered as a reasonable accommodation for a family that includes a person with disabilities. If appropriate, HAMC will approve a payment standard up to 120% of the FMR.

Effective January 1, 2019, HAMC increased the payment standard for 1 and 2 bedroom units to 100% of the FMR, and 0, 3, and 4 bedroom units to 90% of the FMR, updating the Payment Standards as follows:

Bedroom	Fair Market Rent at 2019	HAMC Payment Standard
0	\$744	\$670
1	\$868	\$868
2	\$1073	\$1073
3	\$1551	\$1396
4	\$1776	\$1598
5	\$1951	\$1833
6	\$2206	\$2072

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**B.2 Housing Choice Voucher – Administrative Plan Changes & New Activities**

**Administrative Plan Changes**

Chap.	Summary of Changes	Current	Effective Date of Change
	Additional Policies to Be revisited	HAMC intends to research and revisit policies within its Administrative Plan as it pertains to Portability Briefings, defining a separate family, occupancy as it relates to Live-In-Aides, adding members to a household, restricting moves and portability with zero income. Current policies are vague.  References to criminal arrests removed from screening criteria for admission into the HCV program.	TBD and upon Board approval

**Tenant Based Rental Assistance**

HAMC and the Maricopa County Human Services Department may expand a pilot program for tenant based rental assistance for individuals and families who are homeless or at risk of becoming homeless.

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**Project Based Vouchers**

Projected # of PBV Units	General Location
30	Surprise, AZ
40	Avondale, AZ
20	Buckeye, AZ
100	HAMC jurisdiction
XX	MRP- MARIO

HAMC intends to use 30 Project Based Vouchers on non-RAD units at its Heritage at Surprise (PIC Development Nos. AZ009000007 / AZ009000015). Heritage is a 100-unit PHA-owned project that will include a HAP for 70 scattered site units and a separate HAP for 30 PBVs. HAMC will have sufficient budget authority available at contract execution estimated to occur February 2020.

HAMC intends to use 40 Project Based Vouchers at its Norton Circle development. HAMC is proposing to redevelop the project, increasing density from 46 units to 70 units by building a new energy efficient project with amenities competitive in the rental market. The redevelopment of Norton Circle would be financed using Tax Exempt Private Activity Bonds issued by the Industrial Development Authority of Maricopa County (IDA), 4% or 9% Low Income Housing Tax Credits and National Housing Trust Funds from the Arizona Department of Housing (ADOH). The project may be developed in partnership with Gorman and Company who worked with HAMC on its RAD conversions and implementing the development strategy with HAMC.

H.M. Watson Homes has been in service since 1958 and has 20 units; 1 one-bedroom unit, 7 two-bedroom units, 10 three bedroom units and 2 four-bedroom units. HAMC is in the process of evaluating the best re-use of the property given the changing dynamic of the Buckeye community and their housing needs. The Agency is exploring the possibility of using a combination of PBVs, HUD Section 811 Project Rental Assistance (PRA) Program or engaging the Healthcare community to providing integrated supportive housing for people with disabilities.

**MARO – MRP REDEVELOPMENT BLURB**

HAMC may request proposals or consider proposals for up to 100 project based vouchers. Locales are to be determined, but will be in areas determined higher opportunity for the purposes of increasing housing options in the Maricopa County jurisdiction.

### **New or Expanded Rental Assistance Programming**

The HAMC expanded its partnership with Mercy Maricopa Integrated Care in its BRIDGE to Permanency Programming from initially 50 subsidies, then to 100. HAMC will seek to contractually increase to 150. To date, 60 participants have moved on (“bridged”) to the traditional HCV program.

HAMC was successful in its bid to partner with the PHX VA in delivering affordable housing with an array of supportive services to Veterans experiencing homelessness. HAMC was awarded 5 vouchers to be administered in partnership with the VA.

HAMC was also successful in its application to HUD for Mainstream Vouchers. Effective March 1, 2019, 45 Mainstream vouchers will be administered by HAMC in partnership with Ability360, Mercy Maricopa Integrated Care, AHCCCS, Maricopa County Human Services, and Department of Economic Security/Division of Developmental Disabilities and will focus on delivering affordable housing and necessary supportive services to non-elderly disabled persons who are institutionalized, in danger of being institutionalized, homeless, or in danger of becoming homeless.

The State of Arizona's Medicaid Department AHCCCS, the regional behavioral healthcare authority called Mercy Care, and the Housing Authorities of Maricopa County, Phoenix, and Tempe came together to house 100 street homeless and call their efforts Project h2 Healthcare and Housing. Arizona's Medicaid Department will pay rental subsidy through Mercy Care for the initial 12-24 months. The Housing Authorities will then “bridge” the 100 individuals onto their permanent Housing Choice Voucher programs once they are stabilized with help from their health plans and supported housing providers.

HAMC and the Arizona Department of Child Safety partnered in an application to HUD for Family Unification Vouchers. Also effective March 1, 2019, these 29 vouchers will enable HAMC to help children be safe and secure and not subject to neglect because of homelessness or lack of housing through vouchers. These vouchers will be a valuable resource to youth who have left the foster care system.

HAMC may use rental subsidies (HCV, VASH, FUP, Mainstream, BRIDGE to Permanency, VA, RA, H2) programs for properties managed, operated or developed to provide housing solutions for low income families, seniors, veterans or persons with disabilities.

HAMC may provide a HCV for households living in HAMC properties who may need to be relocated because of redevelopment or development activities.

In accordance with the Housing Opportunities Through Modernization Act (HOTMA), PHA owned units may be assisted under the PBV program without following a competitive process and HAMC may add eligible units within the same project to a HAP contract anytime during the term without being subject to any additional competitive process.

HAMC will submit to HUD a Letter of Interest or Application to the Moving to Work Demonstration Program when the opportunity presents itself.

HAMC will continue to look for other ways to offer housing assistance by partnering with outside agencies. HAMC is dedicated to offering housing outside the traditional subsidized housing in its pursuit to assist our community’s most vulnerable populations.

Appendix B. 3 Audit

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#### **B.4 Most Recent Fiscal Year Audit**

The Housing Authority of Maricopa County respectfully submits the following Corrective Action Plan for the year ended 2018. The audit finding from the Schedule of Findings and Questioned Costs for the year ended June 30, 2018 is discussed below. The finding is numbered consistently with the number assigned in the schedule provided by the independent accounting firm Maletta & Company, CPAs, 43 Enterprise Drive, Bristol, Connecticut 06010.

#### **FINDINGS RELATED TO THE FINANCIAL STATEMENT AUDIT AS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GENERALLY ACCEPTED GOVERNMENT AUDITING STANDARDS**

##### **2018-001 Eligibility Housing Choice Voucher – CFDA #14.871**

Condition and Criteria: Income calculations performed during examinations contained errors and documentation obtained to determine income was insufficient or incomplete. PHA's are required to determine income eligibility and calculate the tenant's rent payment using documentation from third-party verifications in accordance with its policies.

Effect or Potential Effect: Overpayment of housing assistance due to incorrect income calculations.

Cause: Staff turnover and interpretation of administrative policy procedures

Context: A sample of 40 files was selected for audit from a population of 1,600. The files found 11 instances of income calculation errors, nine of which resulted in overpayment of HAP and four instances in overpayment of HAP. Our sample was a statistically valid sample.

Questioned Costs: Annualized income calculation errors totaled \$7955 in excess HAP paid to landlords.

Corrective Action/Actions Plan: HAMC will correct the calculation/payment errors identified in the audit. HAMC will increase quality control reviews and reassess staff training needs to assist in maintaining compliance by enforcing program procedures and increasing file consistency amongst housing specialists.

Target Completion Date: Corrective action will be taken by March 2019.

Appendix B. 4 Civil Rights Certification

**draft**

Appendix B. 5 Certification by Local Officials

**draft**



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, BRUCE LIGGETT, the DIRECTOR, MARICOPA CTY HUMAN SERVICES  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

HOUSING AUTHORITY OF MARICOPA COUNTY  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

MARICOPA COUNTY  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

~~THE HOUSING AUTHORITY'S PHA PLAN AND THE MARICOPA COUNTY CONSOLIDAETD PLAN  
BOTH OUTLINE PIRORITIES TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES TO LOW  
INCOME RESIDENTS AND OPPORTUNITIES TO ASSIST REISDENTS IN ACHIEVING SELF  
SUFFICIENCY. BOTH THE HOUSING AUTHORITY AND MARICOPA COUNTY SEEK TO REDUCE  
IMPEDIMENTS TO FAIR HOUSING BY ALIGNING ITS FAIR HOUSING EFFORTS WITH THE REG AI.~~

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  
BRUCE LIGGETT

Title  
DIRECTOR, MARICOPA COUNTY  
HUMAN SERVICES DEPARTMENT

Signature

Date

Appendix B. 6 Progress Report

**draft**

Appendix B. 7 Resident Advisory Board Comments

**draft**