



Improving the Quality of Life of Families and Strengthen Communities

PUBLIC NOTICE

February 4, 2026

NOTICE IS HEREBY GIVEN to the general public that the Housing Authority of Maricopa County (HAMC) Public Housing Authority (PHA) Draft Annual Plan (2024-2025) is available for public review and comment. The draft plan includes changes in the agency's Housing Choice Voucher plans and policies.

The PHA Draft Annual Plan may be viewed on our website at maricopahousing.org, or on-site at any of the following HAMC locations:

- HAMC Administrative Office, 8910 N. 78th Avenue, Peoria AZ 85345
- Norton Circle Leasing Office, 551 W. Norton St., Avondale AZ 85323
- Heritage Senior Apartments, 15639 N. Nash St., Surprise AZ 85378
- River at Eastline Village Leasing Office, 2106 E. Apache Blvd, Tempe AZ 85281
- Heritage at Surprise Leasing Office, 12669 W Rimrock St. Surprise, AZ 85374

Written comments may be submitted at any of the above HAMC locations, or through email at marketing@maricopahousing.org until the Board of Commissioners hears this plan at its regularly scheduled Committee meeting on March 25, 2026, at 9:30 a.m. These meetings are routinely held telephonically, and members attending telephonically are announced at the meeting.

All public meeting and proceedings are held in accordance with Arizona Revised Statutes, §38-431 through §38-431.09.



Housing Authority of Maricopa County
Annual Plan (HCV Only PHA)
July 2026- June 2027

8910 N. 78th Ave.
Peoria, Arizona 85345

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing <div style="color: red; font-size: 1.5em; font-weight: bold; text-align: center;">DRAFT</div>	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The 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 (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>Housing Authority of Maricopa County</u> PHA Code: <u>AZ009</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1,862 (53 RAD, 200 PBVs, 59 Mainstream, 29 FUP, 5 VASH, and 89 EHV).</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p> <p> The draft annual plan may be reviewed at maricopahousing.org or at any of the following locations: <ul style="list-style-type: none"> ▪ Housing Authority of Maricopa County Administrative Office, 8910 N. 78th Avenue, Peoria AZ 85345 ▪ Norton Circle Leasing Office, 551 W. Norton St., Avondale AZ 85323 ▪ Heritage Senior Leasing Office, 15639 N Nash St., Surprise AZ 85378 ▪ River at Eastline Leasing Office, 2106 E. Apache Blvd, Tempe AZ 85281 ▪ Heritage at Surprise Leasing Office, 12669 W Rimrock St. Surprise, AZ 85374 </p>

	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				
B.	Plan Elements.				
B.1	<p>Revision of Existing PHA Plan Elements.</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 type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input 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>The Housing Authority of Maricopa County (HAMC) revised its Administrative Plan, which governs the administration of the Housing Choice Voucher (HCV) and other Voucher programs. The following sections and subject matters were revised to comply with HUD policy:</p> <p>See attachment A</p>				

B.2 New Activities.

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

Y N

☒ ☐ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

An estimated 50 PBV units in Tolleson, Arizona will be considered for a LIHTC new construction project that will be managed by HAMC. This project-basing will allow for continued affordability at an existing low-income housing project site.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

See attachment B

B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Attachment A

Revision of Existing PHA Plan Elements

Attachment A

B.1 Revision of Existing PHA Plan Elements.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

The Housing Authority of Maricopa County (HAMC) revised its Administrative Plan, which governs the administration of the Housing Choice Voucher (HCV) and other Voucher programs. The following sections and subject matters were revised to comply with HUD policy:

Chapter	Subject
3.1	Request for a Reasonable Accommodation
4.9	Local Preferences
7.2	Voucher Term
7.3	Subsidy Standards
9.4.1	Processing Termination of HAP Contracts as a result of insufficient funding from HUD
9.4.1	1. Program Participants that are calculated to received zero HAP at their next certification (annual or interim).
9.4.1	2. Program Participants that are at \$0 HAP but have not yet reached their 180 day threshold
9.4.1	3. Program Participants that are paying 90-100% of contract rent to Landlord.
9.4.1	4. Program Participants that are paying 80-90% of contract rent to Landlord.
11.1	Annual Re-Examination section has example of "Two Years After PS Effective Date" Policy
11.6	Overview of Restricted Moves
11.6	Denial of Moves
11.6	Insufficient Funding policy on "Portability to higher subsidy cost areas" and "changes in Insufficient Funding determinations"
13.5	"Success Rate" Payment Standard Amounts discontinued as of May 2024
13.7	Insufficient Funding Determinations
18.9	EHV Program and Funding Sunset
23	Special Programs and HUD Policy on Family Unification Program
23.11	Emergency Housing Voucher Program Sunset
23.12	Emergency Housing Voucher Participant (EHVP) Preference
23.13	Administration of Transitioning EHV Families Into HCV Program
13.3.1	Decreases in SAFMR
13.5.1	Reasonable Accommodation Exception Payment Standards
23.10.1	Family Unification Program Voucher Issuance
23.12.1	HUD Regulatory Waiver
23.4.1	VASH Program Policies

National Standards for the Physical Inspection of Real Estate (NSPIRE) Update

The HAMC has provided HUD notification of its intent to continue to use Housing Quality Standards (HQS) inspection protocol for Voucher programs until it is able to fully implement NSPIRE on October 1, 2024.

Financial Resources

Sources	Planned \$	Planned Uses
1. Federal Grants		
a. Project Based Rental Assistance	\$4,196,429	PBRA/PRAC Property operations
b. Annual Contributions for Housing Choice Voucher – Based Assistance – Subsidy	\$21,827,288 (HCV); \$551,230 (MS5); \$569,256 (EHV)	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	\$1,244,508 (HCV); \$35,604 (MS5); \$64,000 (EHV)	Operating/Administrative Expenses
d. FSS Family Self Sufficiency	\$90,304	Grant Awarded for FSS programming
2. Other Income Non-Federal Sources		
a. Tenant Rents	\$2,677,330	Rental to fund operations and maintenance for low-income housing properties
b. Resident Support Services-Madison	\$73,424	Funds on site Resident Support Services
c. Resident Support Services-Coffelt	\$188,250	Funds on site Resident Support Services
d. Resident Support Services-Eastline	\$25,843	Housing Assistance Payments and Supportive Services for Special Populations
e. Resident Support Services-Heritage	\$52,549	Housing Assistance Payments and Supportive Services for Special Populations
Total Resources	\$31,596,015	

Rent Determination

Payment standards are used to calculate the housing assistance payment (HAP) that the HAMC pays to the owner on behalf of the family leasing the unit. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. Each Housing Authority must adopt a payment standard schedule that establishes voucher payment standard amounts for each unit size, for each FMR area, in the HAMC's jurisdiction between 90% to 110% of 2026 Final Fair Market Rents.

Effective January 1, 2026, the HAMC will set the payment standards at 95% of the highest SAFMR within each "grouped" zip code for 0-6 bedroom units, updating the Payment Standards as follows for tenant based vouchers:

See next page for Payment Standard Schedule

Group	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Zip Codes
1	\$1,254	\$1,368	\$1,587	\$2,119	\$2,347	\$2,698	\$3,050	85119, 85120, 85201, 85203, 85205, 85301, 85302, 85322, 85329, 85337, 85342, 85361, 85363, 85378, 85390
2	\$1,302	\$1,416	\$1,644	\$2,195	\$2,432	\$2,797	\$3,162	85351, 85354, 85204, 85210, 85375
3	\$1,397	\$1,511	\$1,758	\$2,347	\$2,603	\$2,993	\$3,384	85202, 85207, 85208, 85320, 85345
4	\$1,463	\$1,587	\$1,843	\$2,461	\$2,727	\$3,135	\$3,544	85127, 85213, 85236, 85269, 85299, 85323, 85327, 85372, 85373, 85376, , 85380, 85385
5	\$1,530	\$1,663	\$1,929	\$2,575	\$2,850	\$3,278	\$3,705	85206, 85326, 85335, 85343, 85353, 85381
6	\$1,615	\$1,758	\$2,043	\$2,727	\$3,021	\$3,474	\$3,927	85264, 85268, 85283, 85307, 85338, 85374, 85377, 85382, 85392
7	\$1,729	\$1,881	\$2,185	\$2,917	\$3,230	\$3,715	\$4,199	85087, 85233, 85234, 85295, 85340, 85395
8	\$1,777	\$1,929	\$2,242	\$2,993	\$3,316	\$3,813	\$4,310	85212, 85379
9	\$1,853	\$2,014	\$2,337	\$3,116	\$3,458	\$3,977	\$4,495	85339, , 85387, 85396
10	\$1,910	\$2,052	\$2,413	\$3,202	\$3,563	\$4,097	\$4,631	85142, 85253, 85263, 85296, 85297, 85388
11	\$2,014	\$2,185	\$2,537	\$3,382	\$3,753	\$4,315	\$4,878	85086, 85383
12	\$2,081	\$2,261	\$2,622	\$3,496	\$3,876	\$4,457	\$5,039	85298, 85331, 85355

Operation and Management

Under the Generally Accepted Accounting Principles (GAAP), uncollectible accounts are allowed to be deducted; and the write-offs are for tenants with a balance older than 90 days in Tenant Accounts Receivable. Write-offs are a part of the HUD Tenant Accounts scoring threshold and it is the goal of the HAMC to have Tenant Accounts Receivable no more than 1.5% of billed tenant charges. The BOC approved the following write-offs:

Approval Date	Amount and Description
1/22/2025	\$37,848.86 in uncollectible tenant accounts for the calendar year of January 2024-December 2024
6/25/2025	\$176,105.86 in uncollectible tenant accounts for the calendar year of July 2024-June 2025
6/25/2025	\$18,773.45 in uncollectible HCV Portability Accounts Receivable for the calendar year 2020-2024

Attachment B

Progress Report

Attachment B

Progress Report on 5-Year Plan (2025-2029) Goals and Objectives

The HAMC continued to make progress towards meeting its mission and goals, as described in the Five-Year plan achieving the following overall accomplishments throughout 2025:

5-Year Strategic Planning Prioritized Goals

Group	Goals
Excellence in Customer Service	Call response times
	Pulse on community needs
	More presence at sites
	Expand roles to meet demand
	Special population needs (i.e., Seniors)
	Teach resident responsibilities
	Best utilization of space
Increase Employee Capacity	Cross-Training
	Onboarding enhancements
	1:1 training/ mentor
	Team building
	Retool Tuition Reimbursement
	New talent: youth, internships, schools
	Clear advancement path
	Increase the number of staff to give bandwidth
	Increase pay
	Survey for advanced employee opportunities
Operational Efficiency	Streamlining processes
	Standard operating procedures
	Better Utilize existing space
Organization Image & Partnership	Increase Partnerships with PHA's and nonprofits, better align with County
	Increase social media presence/ printed materials
	Increase community presence (Events, Volunteering, etc.)
	Increase funding sources and amount

Year 1 Goals

Excellence in Customer Service	1. Disburse Resident Satisfactory Survey	1%
	2. Maintenance Satisfaction Feedback Survey	1%
	3. Additional Front Desk support staff for Admin. Building	15%
	4. Improve the phone call handling capacity	10%
Increase Employee Capacity	1. Advertise Open Positions (Standing Ad, Social Media)	75%
	2. 3-6 week training with 1-on-1 Supervisor for 1-2 weeks.	100%
	3. Clear path with vertical growth.	50%
	4. Other HA paying health benefits	0%
	5. Bonus paid on performance, rewards, incentives	50%
	6. Yearly COLA review	100%
	7. Monthly or Quarterly Newsletter	0%
	8. Personalize Office Space	0%
	9. Overhaul Hiring Questionnaire	9%
Operational Efficiency	1. Improvement in Communication.	50%
	2. Prevention of LL overpayment	25%
	3. Increase the efficiency of meeting	25%
Organization Image and Partnership	1. Develop 1-pager Information	25%
	2. Active participation in AZ housing Conferences	100%
	3. Active participation through membership	100%
	4. Social Media Presence	25%