

ANNUAL PUBLIC HOUSING AGENCY PLAN 2021-2022



The Housing Authority of Maricopa County

8910 N. 78th Avenue Peoria, AZ 85345

Telephone: 602.744.4500 | TDD 602.744.4540

www.maricopahousing.org

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	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.

A.	PHA Information.																				
A.1	<p>PHA Name: Housing Authority of Maricopa County PHA Code: AZ009 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) 1724 (53 RAD PBVs, 45 Mainstream, 29 FUP, 5 VASH) Number of Housing Choice Vouchers (HCVs) 1592 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The proposed annual plan may be reviewed at www.maricopahousing.org or any of the following locations:</p> <ul style="list-style-type: none"> ▪ Housing Authority of Maricopa County Administrative Office, 8910 N. 78th Avenue, Peoria AZ 85345 ▪ Peoria Housing Office, 10950 N. 87th Avenue, Peoria AZ 85345 ▪ Rose Terrace Property Management Office, 525 E. Harrison Drive, Avondale AZ 85323 ▪ Surprise Housing Office, 12976 W. Cottonwood, Surprise AZ 85378 ▪ River at Eastline Property Management Office, 2106 E. Apache Blvd, Tempe AZ 85281 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) Not Applicable</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 25%;">Program(s) not in the Consortia</th> <th style="width: 15%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:														
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B.	Annual Plan.																				

B.1

Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- ☐ ☒ Housing Needs and Strategy for Addressing Housing Needs.
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☒ ☐ Rent Determination.
☒ ☐ Operation and Management.
☐ ☒ Informal Review and Hearing Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Financial Resources

Sources	Planned \$	Planned Uses
1. Federal Grants		
a. Project Based Rental Assistance	\$3,618,700	PBRA Property operations
b. Annual Contributions for Housing Choice Voucher – Based Assistance – Subsidy	\$14,060,736	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	\$1,008,000	Operating/Administrative Expenses
d. FSS Family Self Sufficiency	\$72,000	Grant Awarded for FSS programming
e.		
2. Other Income Non-Federal Sources		
a. Tenant Rents	\$1,988,660	Rental to fund operations and maintenance for Public Housing properties
b. Resident Support Services-Madison	\$61,800	Funds on site Resident Support Services
c. Resident Support Services-Coffelt	\$158,448	Funds on site Resident Support Services
d. Bridge to Permanency Program	\$1,003,702	Housing Assistance Payments and Supportive Services for Special Populations
e. TBRA Homelessness	\$273,599	Housing Assistance Payment and Supportive Services for Special Populations
f. Resident Support Services-Eastline	\$26,400	Housing Assistance Payments and Supportive Services for Special Populations
g. Resident Support Services-Heritage	\$48,800	Housing Assistance Payments and Supportive Services for Special Populations
Total Resources	\$22,320,845	

Rent Determination

Housing Choice Voucher (HCV) payment standards are used to calculate the housing assistance payment (HAP) that the Housing Authority of Maricopa County (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. The HAMC 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. Effective August 1, 2020, HAMC increased the payment standard for 1-3-bedroom units to 105% of the FMR, 4-bedroom units to 100% of the FMR, 5-6 bedrooms units to 95% of the FMR updating the payment standards as follows:

Bedroom Size	Fair Market Rent 2020	HAMC Payment Standard
0	\$847	\$670
1	\$958	\$1006
2	\$1173	\$1232
3	\$1676	\$1760
4	\$1916	\$1916
5	\$2203	\$1853
6	\$2491	\$2096

Operation and Management

- A. The HAMC is governed by a Board of Commissioners (BOC). The mission of the BOC is to assist the HAMC further its mission to improve the quality of life of families and strengthen communities by developing and sustaining affordable housing programs; and to become a leading housing authority by exemplifying best practices, offering innovative affordable housing programs, and expanding accessibility throughout Maricopa County. Each member of the Maricopa County Board of Supervisors appoints one member, and the BOC appoints at least one but not more than two eligible resident commission members ("Resident Commissioners") who must be: A.) in good standing, and B.) either a Housing Authority housing resident (Category 1) or a Housing Authority Rental Assistance recipient (Category 2). A vacancy on the BOC of a Supervisor-appointed Commissioner shall be filled with a replacement appointed by the Supervisor of the district who initially made the appointment and approved by the Maricopa County Board of Supervisors. A vacancy occurred in February, and on February 24, 2021, a new BOC member was appointed for a four-year term. HAMC continues to observe all governance bylaws and rules as required.
- B. With the final implementation of a new software system, Yardi, the HAMC redeveloped property management maintenance standards to ensure continuity. This included conducting walk troughs of all sites and producing a daily report for Asset Management review, responding to work orders within a reasonable time and enhancing our communication with residents on necessary work orders and any other concerns. Related maintenance procedures comply with all Federal, State and local laws and regulations and enable HAMC to surpass managed property goals that maintain the property in excellent condition, keep expenses within the operating budget, assess and address capital need proactively, and provide excellent customer service to all residents.
- C. HAMC implemented U.S. Department of Housing and Urban Development (HUD) COVID-19 waivers for certain activities as authorized, and where applicable. Waivers were applied when needed to mitigate the spread of the disease and will remain in effect as permitted by HUD, or sooner if deemed appropriate. As required, any waiver applied is documented and recorded with their effective dates.

B.2	New Activities																																												
	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?																																												
	Y N																																												
	<input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.																																												
	(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.																																												
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	<p>Norton Circle Apartments Low Income Housing Tax Credit Application</p> <p>The Use Agreement, dated June 8, 2017, between HUD and the HAMC requires Norton Circle Apartments (the Property) to exclusively be used for affordable housing purposes for the duration of 20 years from the date of that certain Use Agreement to serve households at 80% of area median income. HAMC submitted a request to its BOC to submit a Low-Income Housing Tax Credit application due on April 1, 2021 to the Arizona Department of Housing for the redevelopment of the property into a 100-unit new construction project to be owned by Norton C, LLC. The BOC approved and authorized HAMC's application. If approved, HAMC plans to transfer the property located at 304 S. 5th Avenue, Avondale, AZ 85323 to Norton C, LLC with a sale agreement.</p> <p>Housing Choice Voucher Landlord Incentive</p> <p>The HAMC announced a \$500 signing bonus for landlords in Maricopa County participating in the Section 8 HCV Program. Beginning October 1, 2020, landlords received a \$500 signing bonus for an executed Section 8 Housing Assistance Payment (HAP) contract within the HAMC's jurisdiction. This bonus is subsidized with Federal CARES Act funding and is specifically for landlords in HAMC's jurisdiction who make their properties available to voucher holders. With the need for affordable housing for Maricopa County residents, this new signing bonus program should provide landlords a strong incentive to sign a HAP contract, opening the door for stronger communities. The incentive will be available until the funds are exhausted. It is estimated HAMC will execute approximately 200 new contracts during this Fiscal Year.</p>
B.3	<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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Reference Appendix A</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Reference Appendix B.</p>
B.5	<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> <p>Reference Appendix B.</p>

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

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

- A. Fourteen additional mainstream housing vouchers were granted to the HAMC by HUD to assist individuals and families secure and maintain permanent housing.
- B. In partnership with the City of Tempe Housing Authority (the City), the HAMC launched a web-based system to accept combined interest applications for the HCV Program waitlist lottery. For the first time in Arizona, applicants were only required to complete one interest application for two separate housing authorities. This modernized and innovative approach saved applicants a lot of time and effort and allowed the HAMC and the City to bring better business solutions to the local community, while staying current with best practices.
- C. HAMC resident programs creates and implements unique initiatives to meet resident needs. The HAMC continues to partner with multiple community organizations to deliver needed supportive services to residents in need. Supportive services includes supplemental meals, financial literacy, after-school programming, workforce development assistance and mental health support. Partner organizations include, but are not limited to Maricopa County Human Services Department, St. Mary's Food Bank, Avondale Elementary School District, Wesley Clinic, Sana Sana Foods, AHCCCS, local CAP offices, Department of Economic Security, Veterans Administration, and United Healthcare.
- D. The Arizona Chapter of the National Association of Housing and Redevelopment Officials (AZ NAHRO) honored the HAMC with the Innovative Program of the Year Award for its newly completed housing project, the Heritage at Surprise. The completion of Heritage brought an additional 100, brand new housing units to the west valley.
 1. Heritage offers comprehensive on-site supportive services to all residents, including a computer lab, community center and Resident Services Coordinator.
 2. HAMC provides direct, or contracts with other partners to provide direct residential services at no cost to the resident, including transportation. Resident services include, but are not limited to case management, habilitation/life skills training and services, job training and financial literacy classes.
- E. HAMC consistently engages with external partners to fulfill its mission, as a result HAMC has entered into negotiations with Dominion for the development of new housing communities in Buckeye, Goodyear and Chandler, Arizona. Dominion is a national affordable housing developer with over 32,000 units in operations across the United States. These communities will expand housing access to vulnerable Arizona residents in need of secure, permanent housing. All community projects are in preliminary planning and negotiation phases, but tentative proposals are listed as follows:
 1. The Buckeye community will be 300 affordable units on 17.15 acres of land located on the northwest corner of Thomas Road and 195th Avenue. Resident amenities may include a fitness center, clubhouse, and a shared pool.
 2. The Gilbert community will be 252 affordable units on 11.44 acres of land located on the southwest corner of Power Road and Tulsa Street. Resident amenities may include a clubhouse, shared pool and courtyards.
 3. The Goodyear community will be 640 affordable units (senior and family), on 28-acres of land located on the southeast corner of Van Buren Road and Cotton Lane. Resident amenities may include a theatre, hair salon, fitness center and clubroom.
- F. HAMC is revitalizing its inventory of homes in Mesa, Arizona. The Maricopa Revitalization Project (MRP) plans to convert 22 larger family homes into 2-bedroom duplexes. The proposed project will offer affordable housing to low-income families as well as revitalize nearby neighborhoods.
 1. MRP includes 35-single family homes scattered throughout Mesa. All houses are 3 or 4-bedroom; 13 of these went through Rental Assistance Demonstration (RAD) conversion in 2018. The remaining 22 houses are in urgent need of capital investment and rehabilitation.
 2. Proposed rehabilitation will increase the footprint of the homes and convert larger homes into duplexes, that are 2 and 3-bedrooms each. Rehabilitation features include but are not limited to gut rehabilitation, new energy efficient windows, new doors, insulation roof and appliances.
 3. The design concept was tested with a prototype completed in August 2020. The entire development is expected to be finished in phases by March 2022.

	<p>G. The HAMC has redeployed its plans to ensure employees have the tools and supports they need to be successful at their jobs.</p> <ol style="list-style-type: none"> 1. To improve employee engagement, recruitment and development efforts, surveys were sent out to employees to determine employee preference for work schedules, to assess employee engagement and to explore redeveloping agency correspondence materials. 2. HAMC has created targeted, strategic goals to gain employee input on new agency initiatives, explore the possibility, timing, costs and implementation of longevity pay and awards once employees meet certain milestones and plans to develop an employee investment plan. 3. HAMC prepares its workforce to be competitive in the housing industry by continuing to enforce its agency training standards for all departments. Trainings include, but are not limited to Unconscious Bias, Workplace and Sexual Harassment, HCV Housing Specialist and Housing Quality Standards (HQS) certification trainings. <p>H. HAMC fully transitioned to an online portal to streamline the customer application and certification process. This paperless system allows customers to access, complete and submit all necessary forms and documents electronically to the HAMC for processing.</p> <p>I. HUD sponsors a voluntary program that helps HCV participants achieve economic independence, the Family Self-Sufficiency (FSS) Program. Participants work with a Case Manager to assess their strengths, identify barriers, set goals, and work to achieve them. HAMC has seen a steady number of enrollees in the program. In 2020 there were 38 active participants with two graduates. HAMC works diligently to seek new opportunities to expand the FSS Program and serve more residents who seek to participate.</p> <p>J. In response to the Novel Coronavirus Disease of 2019 (COVID-19) Pandemic, HAMC developed a COVID-19 Transition/Preparedness Plan which established safety protocols to mitigate the spread of the disease.</p> <ol style="list-style-type: none"> 1. HAMC ensured all its employees had the tools and necessary supports to continue working and taking care of their loved ones. This includes allowing employees to telework, providing Personal Protective Equipment (PPE) and additional health resources. 2. HAMC provided a stress management training which allowed employees to better recognize and manage internal and external sources of stress, examine how current responses support or hinder oneself, and create a plan of action for more effectively managing current and future stressors. 3. At the height of the pandemic, families were suffering from job loss, or income instability and health-related concerns as a result of the virus. Families were unable to maintain permanent housing and meet their financial obligations including rent and utilities. In response, HAMC managed to successfully assist struggling individuals and families secure and maintain housing. By leveraging community relationships, and securing and utilizing grant funds, HAMC was able to provide supplemental meals, COVID-19 vaccinations, medical screenings and rent and utility assistance. The HAMC secured over \$330,000 for residents to use towards their rent and utilities; ensuring those in need could stay in their homes.
B.7	<p>Resident Advisory Board (RAB) Comments.</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>

**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 County 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 Plan and the Maricopa County Consolidated Plan each outline priorities to provide affordable housing opportunities to low-income residents and opportunities to assist residents in reaching self-sufficiency. Both the Housing Authority and Maricopa County seek to reduce impediments to fair housing by aligning fair housing efforts with the regional Analysis of Impediments to Fair Housing.

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	Title
Bruce Liggett	Director, Maricopa County Human Services Department
Signature 	Date
	4/14/21

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual PHA Plan for the PHA fiscal year beginning 07/2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Maricopa County


AZ009

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

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	Title
Jake Hinman	Chair, Board of Commissioners
Signature	Date
	4/16/2021

RESOLUTION 21-004

SUBMISSION OF THE ANNUAL PUBLIC HOUSING AGENCY STREAMLINED PLAN (2021-2022) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS REQUIRED BY THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, the Quality Housing and Work Responsibility Act was passed by the U.S. Congress and signed into law by the President in October of 1998 requiring local housing authorities to annually prepare and submit to the U.S. Department of Housing and Urban Development (HUD) an Annual Plan and every five years prepare and submit a five-year plan; and

WHEREAS, the Housing Authority of Maricopa County (HAMC) Annual Public Housing Plan provide a ready source for interested parties to locate basic Public Housing Authority (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;

WHEREAS, the Board of Commissioners of the Housing Authority of Maricopa County is required by the U.S. Department of Housing and Urban Development to certify, by resolution, that the Board approves the submission of the PHA Annual Plan; and

WHEREAS, the Plan must be submitted to the U.S. Department of Housing and Urban Development 75 days before the beginning of the fiscal year.

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Housing Authority of Maricopa County hereby adopts Resolution No. 21-004 and authorizes the submission of the Housing Authority of Maricopa County Annual (2021-2022) Public Housing Agency Plan to the U.S. Department of Housing and Urban Development.

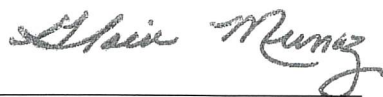
BE IT ALSO RESOLVED, the Chairman of the Board of Commissioners is authorized to execute on behalf of the Housing Authority of Maricopa County all HUD required certifications relative to the Plans including form HUD-50077 (Compliance with PHA Plans and Related Regulations).

PASSED AND ADOPTED this 16th day of April 2021.

HOUSING AUTHORITY OF MARICOPA COUNTY


Chairman

ATTEST


Clerk of the Board





February 22, 2021

Pete Koziol
U.S. Department of Housing & Urban Development
Office of Public Housing
One North Central Suite 600
Phoenix, AZ 85004-4414

Subject: AZ009 2020 Audit Corrective Action Plan

Dear Mr. Koziol,

The Housing Authority of Maricopa County respectfully submits the following Corrective Action Plan for the year ended 2020. The audit report included one finding related to year-end audit adjustments and financial statements, addressed below.

FINANCIAL STATEMENT FINDINGS

2020-001: Audit Adjustments and Preparation of the Financial Statements

Condition: There were multiple adjusting journal entries recorded during the course of the audit. This is indicative of a lack of internal controls over the financial reporting process.

Criteria: The internal Control-Integrated Framework (COSO Report) requires adequate internal controls over financing reporting to ensure that transactions are properly recorded and accounted for to permit the preparation of reliable financial statements and demonstrate compliance with laws, regulations and other compliance requirements. Internal controls should be in place to provide reasonable assurance that financial statements are prepared in accordance with U.S. GAAP.

Context: The Authority does not have a system of internal controls that would enable management to conclude the financial statements and related disclosures are complete and presented in accordance with GAAP. We also proposed material audit adjustments in order to draft the financial statements. Most of the adjusting journal entries were related to transactions with related parties. Significant adjustments such as these are indicative of inadequate controls over financial reporting. Specifically, we noted the following:

- Recording of land purchase and related unearned revenue from the ground lease transaction entered into with a discretely presented component unit.
- Movement of The River at Eastline Village, LLC from blended component unit to discretely presented component unit.
- Adjustment made to properly report the Authority's beginning net position.
- Eliminations made to the Authority's notes receivable and payables and other interfund transactions as these transactions were between the Authority and its blended component units.
- Adjustment made to correct Coronavirus funding received as unearned revenue.

Effect: Inefficient controls over the financial reporting process could result in inaccurate account balances that require a restatement, a significant number of audit adjustments or a lack of timely financial information.



Cause: The Authority did not properly establish and implement sufficient internal controls over financial reporting to ensure the timely and accurate recording of financial transactions. We note that the Authority relies on the audits of related parties in order to record a significant number of related party transactions. Related party transactions should be recorded by the Authority as they are incurred. The audited financial statements of related parties should be reviewed, but not relied upon for the recording of related party transactions.

Corrective Action/Actions Taken: We have established an updated monthly closing procedure that includes reconciliation, review and analysis of intercompany and related party transactions and balances. Adequate staffing has been assigned and financial results for these related parties are now reported and included in our monthly financial reports.

Target Completion Date: Complete, corrective action has been taken and HAMC has fully implemented the adequate action to address this issue.

If you have questions regarding this Corrective Action Plan, please contact Mario L Aniles, Deputy Director at (602) 744-4517. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Aniles'.

Mario L. Aniles
Deputy Director

CC: Gloria Munoz, Executive Director, Housing Authority of Maricopa County