

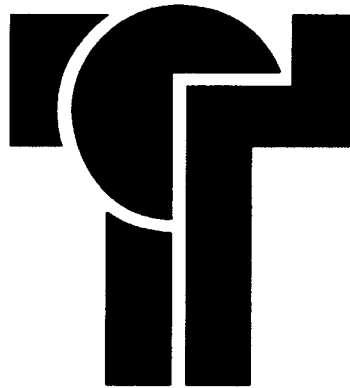
PHA Plans

**Standard Annual
Version AZ031v01**

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 04/30/2011)

Standard Annual PHA Plan for Fiscal Year: 2009-2010 PHA Name: City of Tempe



1.0	PHA Information PHA Name: <u>City of Tempe Housing Authority</u> PHA Code: <u>A031</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1082</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1: N/A						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p>On November 20, 2008, the PHA's Administrative Plan was adopted to reflect revisions to the PHA's policies and procedures. The adopted Plan includes the PHA's VAWA statement and the PHA procedures that ensures that tenants are notified of their rights under VAWA.</p> <p>In addition, due to budget constraints and the PHA's determination of insufficient funding, the PHA has taken the following actions take to reduce costs in the Housing Choice Voucher Program ("the voucher program") in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447):</p> <p><i>Voucher Issuance.</i> The PHA has stopped issuing turnover vouchers.</p> <p><i>Subsidy Standards.</i> If a family leases a unit larger than the unit size on the voucher, the payment standard is based on the lower of the voucher unit size or the actual unit size leased. If the family size is reduced after admission, the PHA ensures that the correct the payment standard is used. If the unit size for which the family is eligible changes during the term of the HAP contract, the "new" unit size is applicable at the first regular reexamination following the change (§982.505(b)(5)).</p> <p><i>Utility Allowances.</i> Effective January 1, 2009, the PHA has reviewed and revised its utility allowances to determine if they are too high. Changes in utility allowances are implemented immediately, but not later than the next regularly scheduled reexamination of family income.</p> <p><i>Ensuring rent reasonableness.</i> Effective March 1, 2009, at the contract anniversary date the PHA will review owner rents and reduce them if warranted. The PHA will determine whether the rent to owner is a reasonable rent in comparison to rent for other comparable unassisted units in accordance with the regulations at §982.507(b) and the HAP contract. Even if an owner's rent is reasonable, the PHA will request the owner to voluntarily agree to a temporary rent reduction or defer a rent increase to avoid termination of family assistance and HAP contract termination. It is the owner's option to agree to such measures.</p> <p><i>Portability and Moves Within the PHA Jurisdiction.</i> The PHA has opted to deny portability moves, and moves within the PHA jurisdiction under its calendar year 2009 to subsidize families that move to a higher cost area or unit. This is a denial to move for insufficient funding under §982.314(e) (1). In such cases, the PHA will contact the receiving PHA and confirm that the receiving PHA will not absorb the</p>																										

family. If the receiving PHA is willing to absorb, there are no grounds to deny the portability move under §982.314(e) (1).

Family Income Matching/Verification and Other Anti-Fraud Efforts. The PHA has accelerated efforts concerning income matching and income verification. The PHA immediately notifies families that enforcement action could be taken where underreporting of income is discovered.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Public Access to Information regarding any activities outlined in this plan can be obtained by contacting the PHA's main administrative office. The PHA also provide each resident board member a copy of its 5-Year and Annual Plan during its resident council meetings.

Locations For PHA Plans and Supporting Documents including Plan revised policies or program changes (including attachments) are available for public review and inspection at the Main administrative office of the PHA and the PHA's website at www/tempe.gov/housing.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

(d) **Homeownership Programs.**

The PHA offers a single down payment assistance grant funded by HOME and CDBG funds for income eligible and qualified families when available by HUD. Deferred loans are provided to eligible households who wish to purchase a primary residence on an owner-occupied basis within the geographic boundaries of the city. Loans are available for down payment assistance, prepaid expenses, reasonable closing costs and principal reduction. Eligibility Criteria:

- First-time homebuyer
- Earn at least 30% AMI (Area Medium Income for family size)
- One year continuous full time employment
- Completion of initial Section 8 lease
- No outstanding debts to other Housing Authorities
- No current ownership interests
- No Prior Section 8 mortgage defaults
- No outstanding credit barriers to obtaining mortgage financing
- Household income below 80% AMI (The income and employment guidelines do not apply to disabled individuals)

7.0

The PHA will not limit the number of families participating in the Section 8 homeownership in fiscal year 2009-2010.

Actions the PHA will undertake to implement the program this year include the renewal of the PHA's grant funding for two Family Self-Sufficiency (FSS) Homeownership Coordinator positions. These positions will assist in the administration of the existing FSS program and homeownership programs which include the Community Assisted Mortgage Program (CAMP) and the Section 8 Homeownership program. Both programs will use HOME and American Dream Downpayment Initiative (ADDI) (if available) and Individual Development and Empowerment Account (IDEA) as the funding source.

The PHA has demonstrated its capacity to administer the program by:

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program:
Homeownership Counseling Agency - Newtown Community Development Corporation – 7 years experienced
- Demonstrating that it has other relevant experience:
The PHA currently partners and funds other qualified agencies that administer first-time homebuyer down payment assistance programs and also provides affordable housing for the city. These agencies include Habitat for Humanity, Chicanos Por La Causa (CPLC), and Newtown, CDC.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A								
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A								
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A								
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs for the City of Tempe are provided in the Consolidated Plan 2005-2009 Housing Needs Table. The source of the data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) tables derived from the 2000 Census. The information is calculated by the U.S. Department of Housing and Urban Development and provided to each community.</p> <p>As indicated in the Housing Needs Table, the need is far greater than the capacity of the City to meet those needs in a five-year period. The main obstacle in meeting the needs in each category is the availability of resources. In projecting how to meet the City's housing needs during the next five- year period, estimates were determined using available funding sources and capacity.</p> <p><u>Extremely low-income (0-30% of median income)</u> Renters: The City will use the Section 8 Housing Choice Voucher (HCV) Program to meet the needs of extremely low-income households. In accordance with current HUD regulations, 75% of families admitted to the tenant-based HCV Program must be in the extremely low-income category.</p> <p>To determine the estimated housing needs, the City considers the annual turn-over rate in the HCV program and the estimated funding available to meet maximum lease-up. In addition, it is the City's intention to take the opportunity to apply for new units under the HCV program should funding become available from the U.S. Department of Housing and Urban Development.</p> <table border="0" data-bbox="272 1228 836 1339"> <tr> <td>Annual turn-over rate:</td> <td style="text-align: right;">128</td> </tr> <tr> <td>Units estimated for maximum lease-up:</td> <td style="text-align: right;">40</td> </tr> <tr> <td>Estimated new units applied for annually:</td> <td style="text-align: right;"><u>50</u></td> </tr> <tr> <td>Total estimated units annually to meet need:</td> <td style="text-align: right;"><u>218</u></td> </tr> </table> <p>The total estimated annual units that must be targeted to the extremely low income households is 75%: 163.</p> <p>In addition to the HCV Program, the City will assist renters in the extremely low-income category using the Rental Reinvestment Program. This program provides five-year forgivable loans for the moderate rehabilitation of existing rental units. The units, after receiving rehabilitation, will be rent and income restricted for five years. This restriction will ensure the affordability of units for extremely low-income household for the five-year period. It is estimated by the City that five units per year will be rehabilitated under this program. Using the 75% target for extremely low-income rental assistance under the HCV program, it is estimated that four of the rehabilitated rental units will be available for extremely low-income households. The funding source for this program is HOME funds.</p> <p>Owners: The City will utilize the Housing Improvement Program (HIP) and the Emergency Grant Program to address the housing needs of extremely low-income owners. Trends in both programs indicate fewer households in this category receive rehabilitation assistance for their homes. This can be attributed to the fact that few extremely low-income households are able to own their homes. It is anticipated, based on past assistance trends, that approximately 25% (15) of the total units (60) receiving rehabilitation assistance will be provided to extremely low-income households. Funding sources for this program will be CDBG, HOME and program income from loans that utilized City funds.</p> <p><u>Very low-income (30%-50% of median income)</u> Renters: The City will use the Section 8 Housing Choice Voucher (HCV) Program to meet the needs of very low-income households. Of the families admitted to the HCV Program, 75% must be in the extremely low-income category; therefore, the remaining 25% will meet the very-low income category. Using the above estimates for housing needs, the total estimated</p>	Annual turn-over rate:	128	Units estimated for maximum lease-up:	40	Estimated new units applied for annually:	<u>50</u>	Total estimated units annually to meet need:	<u>218</u>
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annual units targeted to the very low-income households will be 54.

The Rental Reinvestment Program will also be used to address the needs of the very low-income category. With 75% of the households targeted to the extremely low-income households, 25%, or 1 unit, will be targeted to this category.

Owners: Using the Housing Improvement Program and the Emergency Grant Program, the housing needs of the very low-income households will be met. Currently, approximately 23% of owner households receiving rehabilitation assistance are in the very low-income category. Projecting this percentage for the rehabilitation program, it is estimated that approximately 14 households annually in the very-low income category will receive assistance.

Low to Moderate Income (50%-80% median income)

Renters: While families currently receiving assistance on the HCV program fall within this category, no new households can be admitted to the program in this category under HUD Regulations.

Owners: The City's rehabilitation programs meet the needs of this category. Approximately 50% of households receiving rehabilitation assistance fall within this category; therefore, it is projected that approximately 30 families will receive rehabilitation assistance for their homes in this category.

Homebuyer assistance programs will also be targeted to the low to moderate income households. For FY09-10, it is anticipated that 12 low-moderate income households will receive homebuyer assistance annually under the Community Assistance Mortgage Program, CAMP. Funding for this activity will be CDBG, HOME and Family Self-Sufficiency Escrow accounts homebuyer assistance. Out of the 12, it is anticipated that 2 first-time homebuyers will utilize the PHA's Section 8 Homebuyer assistance program.

In addition, the City of Tempe is a member of the Maricopa County HOME Consortium through an Intergovernmental Agreement. Federal regulations (CFR 91.405) require that housing needs assessment be consolidated for the entire Consortium service area. For information on the Consortium service area needs, refer to the 2005/2009 Consolidated Plan for the Maricopa County HOME Consortium.

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the City of Tempe has completed an assessment of that specific need. Based on census data for the City of Tempe, it is determined that there is not a disproportionate need in any racial or ethnic group. Per the 2000 Census, the City of Tempe's general demographic characteristics are as follows:

Race:

White	77.5%
Black or African American	3.7%
American Indian and Alaska Native	2.0%
Asian	4.7%
Native Hawaiian and Other Pacific Islander	0.3%
Some other race	8.5%
Two or more races	3.3%

Ethnicity:

Hispanic or Latino (of any race)	17.9%
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A review of households receiving Section 8 assistance provides the following characteristics:

Race:

White	64%
Black or African American	29%
American Indian and Alaska Native	4.0%
Asian	2.0%
Native Hawaiian and Other Pacific Islander	1.0%

Ethnicity:

Hispanic or Latino (of any race)	23%
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Census data for Tempe indicates that approximately 5% of households, regardless of race, in owner occupied units are below the poverty level. In contrast, 23% of households, regardless of race, in renter occupied units are below the poverty level.

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

The PHA has adopted the following Strategy for Addressing Housing Needs and to ensure consistency of this PHA Plan with the Consolidated Plan for the City of Tempe:

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan:
Housing:
 - Increase homeownership through first time homebuyer and downpayment assistance programsEliminate barriers to affordable housing by:
 - Providing affordability of decent, safe and sanitary rental housing
 - Increase the supply of affordable housing by supporting agencies to develop affordable housing through site acquisition and development activities
- Homeless needs:
 - Support regional Continuum of Care activities to serve the homeless
 - Support local activities to address homelessness in Tempe
- Special needs populations
 - Identify and address special needs populations
 - Provide financial assistance to non-profit agencies that provide services to special needs populations

In FY2006, the City created the Affordable Housing Council Committee, consisting of city staff, council members and community partners. This committee is currently in effect. The goal of the committee was to ensure planning, development, coordination and implementation of affordable and workforce housing concepts and programs, including overseeing coordination of spectrum of services targeted at moving individuals and families from homelessness to homeownership.

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

- The Consolidated Plan for the City of Tempe supports the PHA's goals of applying for additional Section 8 tenant-based units. The Plan also supports the PHA's plans to apply for special-purpose vouchers targeted to families with disabilities. The Consolidated Plan lists this special population as having unmet needs and a high priority housing need.
- The Consolidated Plan supports the PHA's goals of increasing the number of affordable housing units by applying for additional Section 8 units should they become available.
- The Consolidated Plan also indicates a high priority housing need for families at or below 30% of area median income. The PHA Agency Plan lists a strategy of exceeding the HUD federal targeting requirements for families at or below 30% of AMI in tenant-based assistance. This strategy conforms to the Plan's goals.
- The PHA's goal of developing a first-time homebuyer's program conforms to the affordable housing strategies listed in the Consolidated Plan.

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

10.0

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

At the beginning of FY 2009, due to budget constraints and the PHA's determination of insufficient funding, the PHA has taken the actions needed to reduce costs in the Housing Choice Voucher Program in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447). Although this has impacted the PHA's progress in lease-up, the PHA continues to achieve its mission and state goals by expanding the supply of quality assisted housing, promoting economic opportunities and ensuring equal opportunity for affordable housing in our community.

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

Definition of "substantial deviation" and "significant amendment or modification":

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the City Council of the City of Tempe.

Changes to this plan, not considered substantial deviations or significant amendments, based on changes in Federal, state or local rules, regulations or policies, may be adopted without formal approval of the City Council. All changes and/or amendments must however be reviewed by the Resident Advisory Board.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

For the PHA's 2008 Section 8 Management Assessment Program (SEMAP), the PHA recorded a rating of zero on at least two of the performance indicators. The PHA's overall performance rating was "Standard Performer". Due to these scores, the PHA took the necessary corrective actions to ensure compliance with program requirements and submitted a Corrective Action Plan (CAP). The CAP provided by the PHA has been reviewed and the correction actions have been approved by HUD as satisfactorily addressing the deficiencies as addressed in the 2008 SEMAP CAP.

Despite these challenges, the PHA continues in meeting the mission and goals described in the 5-Year Plan. The PHA continues to report solid and improved performance in meeting its objectives in FY 2009.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

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 ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 7/01/2009, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
5. 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.
6. 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address 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 maintain records reflecting these analyses and actions.
8. For PHA Plan 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 2006-24);
 - 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 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 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. 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).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

City of Tempe Housing Authority

AZ031

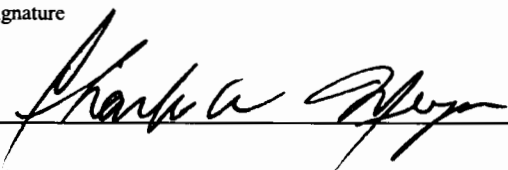
PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

X Annual PHA Plan for Fiscal Years **2009 - 2010**

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 Charles W. Meyer	Title City Manager
Signature 	Date April 10, 2009

RESOLUTION NO. 2009.21

**A RESOLUTION OF THE CITY COUNCIL OF TEMPE, ARIZONA
APPROVING AND AUTHORIZING THE SUBMISSIONS OF THE
TEMPE HOUSING AUTHORITY ANNUAL PLAN FOR FY 2009-2010.**

WHEREAS, the Department of Housing and Urban Development (HUD) requires Housing Agencies to complete an Annual Plan; and

WHEREAS, the City of Tempe desires to participate in the Section 8 Housing Assistance Program and pursuant to the program requirements, has held a public hearing allowing a tenant advisory board, citizens and groups to participate in the determination of goals, objectives and program administrative policies, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE ARIZONA, as follows:

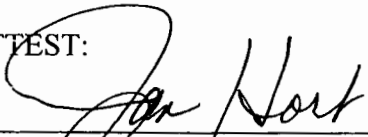
Section 1. The City of Tempe's Housing Agency Plan (FY2009-2010) is hereby approved and,

Section 2. The City Manager is authorized and directed to execute the required certifications of compliance associated with the Tempe Housing Authority's Plans and related regulations.

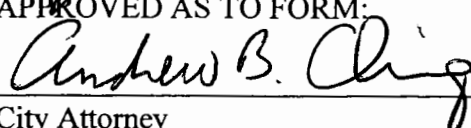
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 9th day of April, 2009.



MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

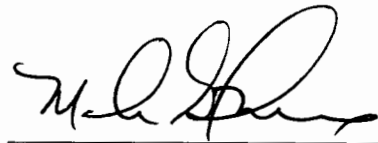
THE ARIZONA REPUBLIC

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

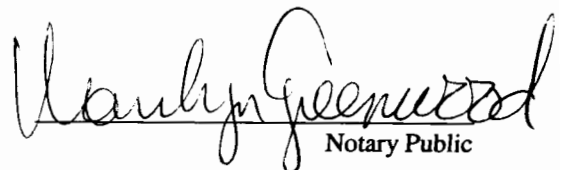
Mark Gilmore, being first duly sworn, upon oath deposes and says: That he is a legal advertising representative of the Arizona Business Gazette, a newspaper of general circulation in the county of Maricopa, State of Arizona, published at Phoenix, Arizona, by Phoenix Newspapers Inc., which also publishes The Arizona Republic, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates as indicated.

The Arizona Republic
Zone 10

February 6, 2009.



Sworn to before me this
6TH day of
February A.D. 2009


Notary Public

**CITY OF TEMPE
PUBLIC COMMENT REVIEW
NOTICE**

**ANNUAL PUBLIC HOUSING
AGENCY (PHA) PLAN
FISCAL YEAR 2009-2010**

The City of Tempe Housing Authority has developed its Annual Public Housing Agency (PHA) Plan for fiscal year 2009-2010. The proposed plan and its supporting documents are available for review at the Housing Services Division office, located at 21 E. Sixth Street, Suite 214, Tempe, AZ from 9:00a.m. to 5:00p.m. and on the city's web site located at www.tempe.gov/housing.

A public hearing on the Plan will be held on April 9, 2009 at the regularly scheduled City Council meeting at 7:30 a.m. at the City of Tempe Council Chambers, 31 E. Fifth Street, Tempe, AZ 85281.

Written comments may be submitted to: City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 85280 or via e-mail to R.chavez@tempe.gov. All written comments received prior to March 24, 2009 will be forwarded to City Council.

The City of Tempe understands its role as a public meeting and is committed to ensuring that all interested parties have an opportunity to be heard. Written comments may also be submitted by email and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council meeting.



Published: February 6, 2009

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The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council Meeting.

