City of Tempe Housing Authority – AZ031
Annual PHA Plan for Fiscal Year Beginning 07/2019
Supplemental Information

A. PHA Information

Program	Units
Housing Choice Voucher Program	1,052
HUD-VASH Program	10
Mainstream Housing Choice Voucher	28
Family Unification Program	30
Total Vouchers	1,120

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements

Financial Resources: The City of Tempe provides a recurring Administrative Fee supplemental funding of $190,000 per Fiscal Year in support of the Housing Authority. Due to the uncertainty of the Administrative Fee Funding proration for Calendar Years 2019 and 2020, it is expected that this supplemental funding will continue. During Fiscal Year 2018/2019 the PHA has requested an additional $160,000 of funding to ensure there is enough funding to appropriately administer the program. This brought the total amount of City funded support to $350,000 for the Fiscal Year beginning July 1, 2018; however, with the expansion of programming and the associated administrative fee revenue there was not an expected need to request the additional $160,000 again for Fiscal Year 2019/2020.

Rent Determination: During the Fiscal Year beginning July 1, 2017, the PHA began implementing Payment Standards in accordance with HOTMA and reasonable accommodation increases to 120% of FMR. There is no decrease in the payment standard if the FMR deceases as long as the family remains in the same unit, decreases would be effective upon the move to a new unit. Additionally, the PHA has begun utilizing Go Section 8 as the software provider to assist with Rent Reasonableness Determinations. At this time the full implementation is complete and Go Section 8 has been fully integrated into the Rent Reasonableness Determination process.

B.2 New Activities: The PHA is actively undertaking new activities; however, not specifically listed on HUD Form. The PHA is a part of the City of Tempe's Housing Services Group, and as such actively participates with the other services provided:

- The Agency is currently administering a HOME TBRA program designed to end/prevent homelessness for individuals who are currently homeless, or will be homeless due to fleeing Domestic Violence. The current program serves 20 families and is being expanded to support a maximum of 45 families. The program is currently fully utilized with 45 families participating and a continuation of the program is expected.

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- The Agency continues to explore and develop opportunities with the Regional Behavioral Health Authority to expand housing opportunities for individuals and families who would qualify for behavioral health services.
- The Agency continues working with the newly formed Affiliate Non-Profit of the Housing Authority and the Community Development Block Grant (CDBG) program on a new initiative in which a portion of CDBG funding is utilized to purchase homes. These homes are then managed by, the Tempe Coalition for Affordable Housing, Inc as permanently affordable rental homes available to Tempe residents with an income range of 0% to 80% of the current AMI. Additionally, the Agency continues to review the feasibility of Project Basing vouchers to these units. Should it be determined to be feasible and, in the community, best interest, then the Agency will initiate the process of project basing vouchers to these units. It is expected that this initiative will continue in future years.
- The Agency is continuing to work through the development and implementation of a collaboration with market rate developers for the inclusion of Workforce housing units being included in new complexes (single or multiple). These units would be subject to a monitoring requirement, and if this endeavor is successful the Agency would provide the income/eligibility verification during the affordability period. It is expected that this initiative will continue in future years.
- The Agency continues to actively seek outside grants and reviewing all leveraged funding options to support the mission of providing affordable housing to the residents of Tempe. All successful grant applications would be in conjunction with partner agencies, with the eligibility being determined by the PHA.
- The Agency intends to continue seeking, exploring and developing all viable options for affordable housing preservation, development and/or redevelopment within the City of Tempe regardless of specific listing in this document. Any programs, or housing options developed not specifically listed would be listed and reported upon with the next Annual PHA Plan.

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B.4 Most Recent Fiscal Year Audit: During the recent Fiscal Year ending June 30, 2018 financial audit there were no Housing Authority findings.

B.5 Progress Report: The PHA continued to make progress in meetings its Mission and Goals as described in the 5-Year Plan and Annual Plan through the following actions:

- Maintaining the availability of decent, safe and affordable housing
- Hired a Housing Navigator to specifically work with income eligible individuals (regardless of program participation) to secure affordable housing options. This has had the increased benefit of onboarding new landlords and reducing our voucher issuance to lease time
- Project Basing 15 units within the Valor on 8th project for low to extremely low-income families, and continued work with the developer to maintain full leasing of this project
- Increased promotion of the PHA's Family Self Sufficiency Program
- Working to promote equal opportunity and affirmatively furthering Fair Housing
- Conducting outreach to property owners increasing the available options for voucher holders

- Partnering with the Regional Behavioral Health Authority (Mercy Maricopa Integrated Care) to administer a Bridge for individuals with a diagnosis of Serious Mental Illness (SMI)
- Successfully applying for the award of HUD-VASH vouchers
- Successfully applying for the award of Mainstream vouchers
- Successfully applying for the award of the Family Unification Program vouchers
- Development of an Affiliate Non-Profit, Tempe Coalition for Affordable Housing, Inc
    - 7 scattered site units have been purchased with CDBG funding
    - An apartment complex of 13 units has been purchased with CDBG funding
        - The above listed 20 units are restricted to permanently affordable rental housing and any change in use requires the approval of the City of Tempe City Council.
        - Any income eligible household (80% AMI or below) would be potentially eligible to rent an available unit
- Development and Implementation of a HOME-TBRA program for families/individuals who are homeless or are homeless due to fleeing Domestic Violence (as defined by VAWA)
- Increase voucher utilization and leasing maximization

B.6 Resident Advisory Board (RAB) Comments: To be completed prior to finalization

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