

<b>PHA 5-Year and Annual Plan</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	-----------------------------------------------------------------------------------------	----------------------------------------

<b>1.0</b>	<b>PHA Information</b> 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>07/2010</u>
------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1082</u>
------------	------------------------------------------------------------------------------------------------------------------------------------------

<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
------------	-------------------------------------------------------------------------------------------------------------------------------

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: <u>N/A</u>					
PHA 2:					
PHA 3:					

<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.
------------	----------------------------------------------------------------------------

<b>5.1</b>	<p><b>Mission.</b> 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:</p> <p><b>Support housing for low to moderate-income individuals and families, homeless persons and special populations in need of supportive housing that provides the greatest level of self-sufficiency, dignity, and independence. Invest in housing development that allows for maximum long-term affordability. In addition, strengthen and preserve neighborhoods in Tempe and strengthen employment for low- and moderate- income persons.</b></p>
------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>5.2</b>	<p><b>Goals and Objectives.</b> 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.</p> <p><b>Housing market conditions have changed dramatically in Tempe over the last five years and the community has achieved major success in its downtown redevelopment and economic development endeavors. Beyond housing the largest public university in the United States, Tempe is a major destination in the Phoenix Metropolitan Area. The determination of housing priorities for Tempe incorporate the following community objectives:</b></p> <ul style="list-style-type: none"> <li>• <b>Preserve the community’s safety net by assigning (H)igh priorities to all renter households earning under 50% of the median with the exception of ‘other’ or one person households assigned a (M)edium priority since it is generally comprised of students. The community is equally concerned about the ability of elderly, small (2-4) and large (&gt;5) households earning under 50% MFI to tap rental support resources. Approaches include rental subsidies and new rental production or acquisition with or without rehabilitation with an eye for mixed-income projects in light of sustained redevelopment and escalating land costs going forward. Efforts will include mixed-income Transit Oriented Development (TOD) projects, land leasing perhaps via Land Trusts, LIHTC, tax exempt bonds and other state and federal resources needed to mitigate required gap financing.</b></li> <li>• <b>With respect to current and prospective Tempe homeowners, a H(igh) priority was assigned to all household categories earning 31-50% and 51-80% of the county median with the exception of ‘other’ or one-persons households (mostly student households). With affordability substantially enhanced in light of major home value and purchase price reductions, households in these categories represent priorities for housing rehabilitation support in targeted areas, acquisition with or without rehabilitation and homeownership. The community is committed to homeownership to concurrently stabilize neighborhoods and foster opportunities for first-time buyers. Like other localities in Maricopa County and the State of Arizona, Tempe is experiencing neighborhood instability from comparatively high foreclosure activity and the serious erosion of homeowner equity. The resources anticipated to be used for prospective and new homeowners include CDBG, HOME, Maricopa County IDA MCCs and MRBs, first-time buyer tax credits under the federal stimulus bill, other federal resources, Arizona Department of Housing resources and City of Tempe HTF resources, etc.</b></li> </ul>
------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Refer to Table 2A in the City of Tempe’s Consolidated Plan 2010-2015, for Tempe’s priority housing needs and activities to be undertaken from FY 2010 – FY 2014. Note that the needs component of Table 2A was prepared by extrapolating the CHAS special census runs for households ‘with problems’ by tenure, income category and household type for 2010 and 2015.</p>
<p>6.0</p>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>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.</b></p> <p><b>Due to federal budget constraints and the PHA’s determination of insufficient funding, in calendar year 2009, the PHA took the following actions to reduce costs in the Housing Choice Voucher Program (“the Section 8 voucher program”) in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447):</b></p> <p><b><i>Voucher Issuance.</i></b> The PHA has stopped issuing turnover vouchers.</p> <p><b><i>Subsidy Standards.</i></b> In order for the subsidized unit to be eligible for the program, the dwelling unit must be appropriate for the number of persons in the household. A family must be allowed to lease an otherwise acceptable dwelling unit with fewer bedrooms than the number of bedrooms stated on the voucher issued to the family, provided the unit meets the applicable HQS space requirements [24 CFR 982.402(d)]. The utility allowance to be used is always based on the actual size of the selected unit. The family will not be allowed to lease an otherwise dwelling unit with more bedrooms than the number of bedrooms stated on the voucher issued to the family. 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><b><i>Utility Allowances.</i></b> Effective January 1, 2010, 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><b><i>Ensuring rent reasonableness.</i></b> 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><b><i>Portability and Moves Within the PHA Jurisdiction.</i></b> 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 family. If the receiving PHA is willing to absorb, there are no grounds to deny the portability move under §982.314(e) (1).</p> <p><b><i>Family Income Matching/Verification and Other Anti-Fraud Efforts.</i></b> 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.</p> <p><b><i>Interim Reexaminations.</i></b> The PHA will process interim reexaminations to account for any changes in household composition and family income; earned or unearned, that occur between annual reexaminations regardless of TTP change or within 3 months of the family’s annual reexamination date.</p> <p>(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.</p> <p><b>Public Access to Information</b> 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.</p> <p><b>Locations For PHA Plans and Supporting Documents</b> 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 <a href="http://www.tempe.gov/housing">www.tempe.gov/housing</a>.</p>

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>(d) Homeownership Programs.</b></p> <p>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. <b>Eligibility Criteria:</b></p> <ul style="list-style-type: none"> <li>• <b>First-time homebuyer</b></li> <li>• <b>Earn at least 30% AMI (Area Medium Income for family size)</b></li> <li>• <b>One year continuous full time employment</b></li> <li>• <b>Completion of initial Section 8 lease</b></li> <li>• <b>No outstanding debts to other Housing Authorities</b></li> <li>• <b>No current ownership interests</b></li> <li>• <b>No Prior Section 8 mortgage defaults</b></li> <li>• <b>No outstanding credit barriers to obtaining mortgage financing</b></li> <li>• <b>Household income below 80% AMI (The income and employment guidelines do not apply to disabled individuals)</b></li> </ul> <p>The PHA will not limit the number of families participating in the Section 8 homeownership in fiscal year 2010-2011.</p> <p>Actions the PHA will undertake to implement the program this year include the renewal of the PHA’s grant funding for one Family Self-Sufficiency (FSS) Coordinator position. This position 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 Community Development Block Grant (CDBG) and Individual Development and Empowerment Account (IDEA) as the funding sources.</p> <p>The PHA has demonstrated its capacity to administer the program by:</p> <ul style="list-style-type: none"> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>Partnering with a qualified agency or agencies to administer the program: Homeownership Counseling Agency - Newtown Community Development Corporation – 8 years experienced</b></li> <li>• <b>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.</b></li> </ul>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. N/A</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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</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.

**Derived from the FY 2010-2014 City of Tempe Consolidated Plan, the research methodology used to estimate and project affordable housing demand involved the application of ratios of households with problems from HUD CHAS data (special census runs) evident in 2000 to projected 2010 to 2015 household estimates drawn from the MAG.**

According to HUD, a household with problems consists of:

- (1) persons and families living in units with physical defects (lacking a complete kitchen or bath); or
- (2) persons and families living in overcrowded conditions (greater than 1.01 persons/room); or
- (3) persons and families cost burdened (paying more than 30 percent of income for housing including utilities).

For low income households with problems, cost burden appears to be the primary contributing factor. While the incidence of physical defects and overcrowding are evident, they are overshadowed by cost burden and present with it. High foreclosure rates and substantial declines in home values throughout Maricopa County are undoubtedly increasing overcrowding and abandoned and dilapidated dwellings.

**Household Needs For Those Earning Less Than 30% of the Area Median**

It estimated that a total of 6,700 households or 9 percent of all households in Tempe are comprised of households earning less than 30 percent of the median income with housing problems of some sort. Of the 5,550 renter households with problems in FY 2010...

- 6 percent are elderly
- 20 percent are comprised of small households
- 6 percent are comprised of large households
- 68 percent are comprised of one-person households, yet needs here should be qualified since some derived from students.

Of those 14,660 owner households with problems in 2010...

- 33 percent are elderly
- 19 percent are small households
- 10 percent are large households
- 38 percent are one-person households

By FY 2014, it is estimated that an additional 315 households will have problems. Supplemental insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,940 households are so burdened in FY 2010, with 83 percent comprised of renters and 17 percent owners.

**Household Needs For Those Earning From 31- 50% of the Area Median**

It estimated that a total of 6,100 households or 8 percent of all households in Tempe are comprised of households earning between 31 to 50 percent of the median income with housing problems of some sort. Of the 4,760 renter households with problems in FY 2010...

- 5 percent are elderly
- 28 percent are comprised of small households
- 8 percent are comprised of large households
- 59 percent are comprised of one-person households.

Of those 1,335 owner households with problems in 2010...

- 42 percent are elderly
- 26 percent are small households
- 10 percent are large households
- 22 percent are one-person households

By FY 2014, it is estimated that an additional 226 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,800 households are so burdened in FY 2010, with 87 percent comprised of renters and 13 percent owners.

Household Needs For Those Earning From 51- 80% of the Area Median

It estimated that a total of 7,150 households or 9.6 percent of all households in Tempe are comprised of households earning between 51 to 80 percent of the median income with housing problems of some sort. Of the 4,900 renter

households with problems in FY 2010...

- 7 percent are elderly
- 25 percent are comprised of small households
- 11 percent are comprised of large households
- 57 percent are comprised of one-person households.

Of those 2,250 owner households with problems in 2010...

- 22 percent are elderly
- 39 percent are small households
- 14 percent are large households
- 25 percent are one-person households

By FY 2015, it is estimated that an additional 280 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 1,000 households are so burdened in FY 2010, with 44 percent comprised of renters and 56 percent owners.

An analysis of the 2000 CHAS tabular information presented below indicated that only Native Americans earning under 30% of the median held any disproportionately greater need than any other ethnic group in Tempe.

**MINORITY HOUSING ASSESSMENT, 2000**

Item	All Households	White (Not Hispanic)	Hispanic	Black (Not Hispanic)	Native American (Not Hispanic)	Asian (Not Hispanic)	Hawaiian & Pacific Islander (Not Hispanic)	Self Care Limitation
Total Households	62, 992	48,144	8,094	2,100	823	2,846	45	6980
Earning Less Than 30 MFI With Problems	7361 79.0%	4880 82.0%	1209 83.0%	259 85.0%	148 93.0%	666 50.0%	25 60.0%	795 78.0%
Earning 31-50% MFI With Problems	6206 84.0%	4180 82.0%	1232 86.0%	207 91.0%	153 91.0%	393 86.0%	n/a n/a	926 73.0%
Earning 51-80% MFI With Problems	10712 57.0%	7684 55.0%	1815 61.0%	566 67.0%	143 63.0%	324 51.0%	n/a n/a	1445 51.0%

Source: 2000 CHAS data.

In analyzing 2000 CHAS data for Native Americans, it became apparent that the problems evident were for households earning under 50% of the median who were renters. As a result, Tempe will explore efforts to address this target group over time.

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 method by which priorities were established in the plan included:

- Through consultation within the city among affected departments and agencies and input from affordable housing, community development, supportive housing and homeless providers executed via survey (internet) as well as consultation with the Tempe Community Council and the Affordable Housing Subcommittee of the City Council.
- An evaluation of needs against the past goals and objectives and assessment of CAPERs.

	<p>An assessment of the likely resources and the administrative factors associated with the viability of implementations. The assignment of priorities was undertaken through the following rating system:</p> <ul style="list-style-type: none"> <li>• (H)igh Priority: Activities assigned a High priority will be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time covered by this Consolidated Plan (FY 2010-'14).</li> <li>• (M)edium Priority: Activities assigned a Medium priority may be funded with federal funds either alone or in conjunction the investment of other public or private funds during period of time covered by this Consolidated Plan (FY 2010-'14).</li> <li>• (L)ow or (N)o Priority: Activities assigned a Low or No priority may not be funded with federal funds either alone or in conjunction the investment of other public or private funds during period of time covered by this Consolidated Plan (FY 2010-'14) unless a substantial amendment changing the priority to High or Medium is approved by HUD.</li> </ul> <p>Of the 18,000 mortgages originated in Tempe from 2004 through 2006 at the peak of the housing bubble, approximately 3,800 or 21% were classified as 'high cost' or sub-prime according to HUD. This has contributed to elevated rates of foreclosure in Tempe as is the case elsewhere in Maricopa County. High foreclosure rates are having an adverse impact on low- and moderate- income households and mandating increasing assistance to keep individuals and families in decent, safe and sanitary housing notwithstanding the preservation of neighborhoods throughout Tempe.</p> <ul style="list-style-type: none"> <li>• Similar to other regions in Maricopa County, increased risk of foreclosure in Tempe going forward will be derived from 'prime borrowers' struggling with unemployment issues, over-leveraging, declining homeowner equity and forthcoming resets of Option ARMs.</li> <li>• Since 2007 the unemployment rate in Tempe has risen 125%, escalating from a seasonally adjusted rate of 2.8 % in 2007 to 6.3% presently (5/09). This is causing great difficulties for many households in Tempe, and especially those at the low and moderate- income end.</li> <li>• While significant declines in home values have enhanced affordability for low- and moderate- income consumers, many are over-leveraged and unable to tap prevailing market opportunities. Others are 'underwater' and they owe more on their properties than the loans on them.</li> <li>• The economic distress in Tempe is straining the local 'safety net', increasing the resource requirements for highly vulnerable persons 'at risk' of becoming homeless, actually homeless or those special need populations in need of supportive housing.</li> <li>• The initiation of light rail in Tempe offers great opportunities and challenges. Homeless issues evident in downtown Phoenix are being exported into Tempe from the ridership by indigents on light rail. Conversely, strategically situated land and improved real estate uses are escalating in value due to current and projected ridership going forward. Transit oriented development is presently being pursued and this will undoubtedly continue as ridership strengthens over time.</li> <li>• Economic stress continues to adversely affect City of Tempe sales and property tax revenues in addition to user fees, and this is increasing the demand for resources for neighborhood stabilization, public services, capital improvements and infrastructure support, etc.</li> <li>• Absentee ownership and transient populations associated with student housing continue to be challenges in mitigating residential decay.</li> <li>• The gentrification of housing in areas that previously were considered affordable for low-income residents, along with a lack of and need for student housing, raises the cost of housing in traditionally affordable areas of the City.</li> <li>• Land available for affordable housing development is limited due to Tempe's landlocked status.</li> </ul> <p>Through the Recovery Act of 2009, the City of Tempe was allocated \$661,474in Homeless Prevention and Rapid Re-Housing Program (HPRP) funds. The purpose of these funds is to provide financial assistance and services to prevent individuals and families from becoming homeless and to help those who are experiencing homelessness to be quickly rehoused and stabilized. In line with HUD's goal of ending chronic homelessness, the City of Tempe is using its HPRP funds to create 35 units of scattered site supportive housing for disabled homeless individuals who have been living on the streets for a year or more. The City of Tempe is working in partnership with the Valley of the Sun United Way and the Arizona Department of Health Services to implement this program.</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p><b>At the beginning of FY 2009, due to budget constraints and the PHA's determination of insufficient funding, the PHA took aggressive actions to reduce costs in the Housing Choice Voucher Program in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447). Although this impacted the PHA's progress in lease-up, the PHA achieved its mission and stated goals by sustaining the supply of quality assisted housing, promoting economic opportunities and ensuring equal opportunity for affordable housing in our community.</b></p>

	<p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>Definition of “substantial deviation” and “significant amendment or modification”:</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.</p> <p><b>The PHA continues to report solid and improved performance in meeting its objectives.</b></p>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

