

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: <u> Housing Authority of Cochise County </u> PHA Code: <u> AZ034 </u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 07/2020 </u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u> 493 plus 88 HUD-VASH </u></p> <p>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 PHA Plan may be obtained online at www.cochise.az.gov/departments/housingauthority and /or at the main office waiting area located at 1415 Melody Lane, Building A, Suite 100, Bisbee, Arizona 85603</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</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: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">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> <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

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

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

5.2 PREFERENCES 29

Families are eligible for the following local preferences:

Residency: Living or working in Cochise or Graham Counties or have notified that they are hired to work in Cochise or Graham Counties.

To verify this preference, the PHA will require a minimum of [3] of the following documents: rent receipts, leases, utility bills, employer or agency records, school records, driver’s licenses, voters registration records, credit reports, notarized statement from household with whom the family is residing. For families who have been hired to work in the jurisdiction of the PHA, a statement from the employer will be required.

Elderly/Disabled: One who is at least 62 years old. Disabled person as defined by Section 223 of the Social Security Act or Section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act.

Chronically Homeless A person who is referred to HACC by a homeless shelter as chronically homeless as defined by HUD.

Veterans: This preference is available to veterans or surviving spouses of veterans. The PHA will require U.S. government documents indicating the applicant qualifies under the above definition.

Victims of Domestic Violence. A person who is referred by a Domestic Violence or Crisis shelter and is verified to be a victim of domestic violence as defined in Chapter 22, Violence Against Women Act. The domestic violence must have occurred no more than 3 months prior to requesting this preference and must be supported by appropriate documentation.

Involuntary Displacement due to a natural disaster (fire, flood, earthquake, etc.) that has caused the unit to be uninhabitable. The unit must have become uninhabitable no more than six months prior to the date of the request for preference and be located within the area the Housing Authority of Cochise County administers vouchers.

Families who claim they are being or have been displaced due to a disaster will be required to provide written verification by the displacing unit or agency of government, or by a service agency such as the Red Cross. They must have lived within the jurisdiction of the Housing Authority of Cochise County at the time of displacement.

6.6 COCHISE COUNTY HA DISAPPROVAL OF OWNER..... 38

The owner is debarred, suspended, or subject to a limited denial of participation under 2 CFR 2424.

The federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements, and such action is pending; or

A court or administrative agency has determined that the owner violated the Fair Housing Act or federal equal opportunity requirements.

Unless the PHA determines the approving unit would be a reasonable accommodation, the owner must not be the parent, child, grandparent, sister, or brother of any member of the assisted family.

7.0 MOVES WITH CONTINUED ASSISTANCE..... 40

A family may not move more than once during any one-year period.

The PHA has terminated the HAP contract for the owner's breach; or

The lease has terminated by mutual agreement of the owner and the tenant.

The family or a member of the family, is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, as provided in 24 CFR part k, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking), and the move is needed to protect the health or safety of the family or family member, or if any family member has been the victim of a sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move. The PHA may not terminate assistance if the family, with or without prior notification to the PHA, moves out of a unit in violation of the lease, if such move occurs to protect health or safety of a family member who has been the victim of domestic violence, dating violence, sexual assault, or stalking and who reasonably believed he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been a victim of a sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the unit.

12.3 HOUSING QUALITY STANDARDS (HQS)..... 78

Convenience outlet must be within 6 ft of sink in kitchens, bathrooms and laundry rooms.
Exterior convenience outlets in garages, unfinished basements.

Carbon Monoxide Detectors

	<p>The HACC continues to increase voucher lease up for the HCV and HUD-VASH Programs in an effort to address housing needs. HACC administers voucher-based rental programs in which HCV ACC units is 493 and HUD-VASH is 88 . Calendar Year 2019, HACC spent \$2,892,748 for the HCV and HUD-VASH vouchers and \$287,000 in operating costs. HACC is anticipating \$245,000 a month in Housing Assistance Payments and \$26,000/month for Administrative expenses. HACC’s additional Federal funding sources are Housing Opportunities for Persons With AIDS (HOPWA) in which an estimated \$204,000 is projected for operating and program costs and the Family Self-Sufficiency Program is estimated \$58,420.00. HACC does not receive non-Federal funding.</p>
<p>B.2</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N <input type="checkbox"/> X Project Based Vouchers.</p> <p>(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.</p>
<p>B.3</p>	<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 type="checkbox"/> X <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.4</p>	<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>B.5</p>	<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>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Goal 1: Continue to explore the expanding the HUD-VASH program. Since HACC was awarded HUD-VASH, vouchers have increased from 25-88.</p> <p>Goal 2: Co-sponsor Fair Housing workshops with Southwest Fair Housing Council for tenants, realtors, landlords, and housing staff. HACC has increased from one workshop to two on an annual basis.</p> <p>Goal 3: Explore the feasibility of applying for Lead-Based Paint Hazard Control Grant. Has not applied to date. Has not applied to date</p> <p>Goal 4: Continue FSS Program. HACC continues to offer the FSS program, exceeding the required 25 participants.</p> <p>Goal 5: Increase leasing of HCV vouchers to the 493 ACC units assigned to the Housing Authority of Cochise County. Leasing continues to increase. New wait list opened April 2018 HACC is currently pulling from, anticipating to open a new wait list in Fall 2020.</p> <p>Goal 6: Begin data entry on the Homeless Management Information Systems for the Housing Opportunities for Persons With AIDS Program. HACC is entering data.</p> <p>Goal 7: Continue administering the Housing Opportunities for Persons With AIDS (HOPWA) Program. HACC continues this program.</p>

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 checked="" type="checkbox"/> <input 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>
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Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Yes Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

HACC opened a new wait list April 2018 and a new one is anticipated to open Fall 2020. There are 71 families on the wait list. Of the 71 remaining applicants, applicants, 13 are elderly, 14 are handicapped/disabled, and 48 are families; 1 is high income, 13 are low income, 17 are very low income, and 40 are extremely low income. The ethnicity break down of the waiting list is as follows: 18 Hispanic (also counted as White), 43 White, 23 Black, 0 Indian/Alaskan, 1 Asian, 1 Pacific Islander and 2 Mixed. HACC’s jurisdiction covers Cochise and Graham Counties, spanning nearly 11,000 square miles, including Bisbee, Douglas (outside the City of Douglas), Sierra Vista, Hereford, Palominas, Tombstone, Willcox, Benson, Safford, Thatcher, and surrounding areas. Within our county, Bisbee and Tombstone are tourist attractions; Sierra Vista is the home to Fort Huachuca Army Base, and two large Border Patrol stations at the ports of entry in Naco and Agua Prieta, Mexico. Because of this, the rental market is high, making it difficult to find affordable housing. Payment Standards for 2020 are:

Cochise County	Sierra Vista	Graham
0 BR: \$654	\$719	\$649
1BR: \$658	\$724	\$727
2 BR: \$857	\$943	\$853
3 BR: \$1236	\$1236	\$1231
4 BR: \$1505	\$1505	\$1566

Due to the vastness of our county, moving to the very rural areas where housing is more affordable means trading affordable rent for being close to hospitals, grocery stores, pharmacies, public transportation, etc...

Cochise County has some of the oldest housing stock in the West. 58% of the housing in the city of Bisbee was built before 1940 and 91% before 1978. In Douglas and surrounding areas, 21% of the housing was built prior to 1940 and 78% before 1978. Sierra Vista is our largest city with newer homes and units, with more expensive rents and limited affordable housing.

NO Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

YES Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

The HACC continues to increase voucher lease up for the HCV and HUD-VASH Programs in an effort to address housing needs. HACC administers voucher-based rental programs in which HCV ACC units is 493 and HUD-VASH is 88 plus 10 port-ins from Tucson, Arizona. Calendar Year 2018, HACC spent \$2,782,753.30 for the HCV and HUD-VASH vouchers and \$329,205.26 in operating costs. HACC is anticipating \$241,193.00 a month (\$2,894,316.00/yr) in Housing Assistance Payments and \$23,809 for Administrative Income a month (\$285,708.00/yr). HACC's additional Federal funding sources are Housing Opportunities for Persons With AIDS (HOPWA) in which an estimated \$204,000 is projected for operating and program costs and the Family Self-Sufficiency Program is estimated \$53,420.00. HACC does not receive non-Federal funding.

NO Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

NO Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

NO Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

N/A Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

NO Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

NO Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

NO Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

NO Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

Please see attached RAB Agendas and Comments.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality