

COCHISE COUNTY

PHA Annual and Administrative Plans

July 1, 2024 to June 30, 2025



Public Programs...Personal Service

Streamlined Annual Plan form HUD-50075-HCV

– Revisions of PHA Plan Elements(B.1) Effective 7/1/24

- **Removed “HACC will absorb the tenant with the earliest effective date: (Section 8 Portability)**
- **Added**
 - **Section 9.1 Income, Exclusions from Income, Deductions from Income**
 - » **Use “safe harbor” income verification**
Award letter from relevant federal program (12 mo)



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- Revisions of PHA Plan Elements(B.1) cont...
 - Elderly/Disabled Family Deduction
 - Increased from \$400 to \$525
 - Child-Care Expenses Deduction and Hardhsip Exemption to Continue Child-Care Expenses Deductions
 - Foster adult/children not family members, but household members and must be included when determining unit size, but income is excluded
 - Definition of Independent Contractor
 - Seasonal worker hired into short-term position and the employment begins about the same time annually



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- Revisions of PHA Plan Elements(B.1) cont...
 - Civil Rights Settlements or Judgements
 - Changed from including settlements in lump sum to considering the payment schedule as assets
 - Policies for Families to Report changes
 - Mandatory within 10 days



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– Financial Resources

- 686 Section 8 HCV
- 88 HUD-VASH (plus 10 in 2024)
- Special Purpose and EHV 28
- 22-23 FY spent nearly \$3.7 million on programs, anticipating \$4.9 million 23-24
- Other funding HOPWA (\$210,000) & FSS (\$72,000)



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– Housing Needs

- HCV wait list open 2/1/24 to 3/1/24. Received 835 applications.

– Eligibility, Selection, Admissions

- Determined by HUD and PHA for families whose head of household is 18 years of age or older

– Rent Determination

- Determined/verified at admission and annually



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- Informal Review
 - HACC investigates and responds to complaints by participant families, owners, and public
- Homeownership/FSS
 - No homeownership program
 - Promotes self-sufficiency through coordination of supportive services



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– Substantial Deviation

- Change in the use of federal funds for activities that affect the HACC's goals or mission.
- Doesn't include changes in organizational structure, budget revisions, minor HUD changes

– Significant Amendment/Modifications

- Changes not required by HUD sufficient to rent, admissions policies or the waiting list that change the Admin Plan.
- Doesn't include changes in organizational structure, budget revisions, minor HUD changes



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- New Activities (B.2)
 - N/A
 - Capital Improvements (B.4)
 - N/A
 - Most Recent FY Audit (22-23) (B.5)
 - No findings



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- Progress Report from 5-Year PHA Plan (B.3)
 - High Performing Status
 - High Performer 22-23 FY
 - Expand HUD-VASH
 - Leasing maximized. Expanded 10 vouchers
 - Lead-base Paint Hazard Control Grant
 - 2024 Summer cycle with Health and Dev Services



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- Progress Report from 5-Year PHA Plan (B.3)
 - Expand from HCV to Project-Based Assistance
 - Considering collaboration options
 - Awarded 21 EHV as part of the ACC
 - 2 Fair Housing Seminars Annually
 - Virtual
 - Apply for Tenant Protection Vouchers for Foster Youth Independence
 - Collaborating with partners to apply for 5 vouchers



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- Progress Report from 5-Year PHA Plan (B.3)
 - Continue Existing Programs
 - Continues
 - » Housing Choice Vouchers (HCV)
 - » HUD-Veterans Affairs Supportive Housing (VASH)
 - » Family Self-Sufficiency (FSS)
 - » Housing Opportunities for Persons With AIDS (HOPWA)



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- Resident Advisory Board Comments (C.1)
Challenged Elements (C.4)
 - 1 telephonic meeting March 6, 2024
 - No one in attendance
 - No comments from RAB or public
 - Nothing challenged



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- Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (C.2)
 - HUD Form 50077-SL
 - State Consolidated Plan from ADOH
 - HACC provides lead-based paint education
 - Housing Quality Standards Inspections monitors health and safety
 - Participates in homeless outreach strategies



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- Civil Rights Certification (C.3)
 - HUD Form 50077-ST-HCV-HP
 - State Consolidated Plan from ADOH
 - HACC provides lead-based paint education
 - Housing Quality Standards Inspections monitors health and safety
 - Participates in homeless outreach strategies



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- Affirmatively Furthering Fair Housing (D)
 - Conduct 2 FH seminars a year
 - Collaboration with SW Fair Housing Council
 - Staff, landlords, tenants, public
 - Partner with Continuum of Care
 - Determine who lacks access to opportunity/address inequity
 - Promote integration
 - Transform racially/ethnically concentrated areas to areas of opportunity



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