

COCHISE COUNTY

Housing Authority of Cochise County 5-Year and Administrative Plans

July 1, 2025 to June 30, 2030



Public Programs...Personal Service

5-Year PHA Plan form HUD-50075-5Y

- Housing Authority of Cochise County
 - Voucher-based rental subsidies (825 families)
 - Families free to choose any housing that meets requirements (gross rent 30% of adjusted income)
 - 75% of vouchers provided to families who do not exceed 30% of area median income (1 person \$15,060 8 people \$46,700)
 - Special programs serve Veterans, DV, Dual Diagnosis (mental and substance abuse disorders), persons with AIDs



5-Year PHA Plan form HUD-50075-5Y

- HACC’s mission for serving the needs of low-income, very low-income, and extremely low-income families for the next five years (B.1)
 - The PHA’s mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA is promote personal, economic and social upward mobility to provide families the opportunity to transition from subsidized to non-subsidized housing.



5-Year PHA Plan form HUD-50075-5Y

- Goals and Objectives (B.2)
 - Goal 1: Manage HACCC's programs in an efficient and fiscally sustainable manner that will comply with applicable statutes
 - » SEMAP High Performer
 - » Provide staff with information and training re: changes
 - » Maintain internal policies in accordance with HUD regulations
 - » Collaborate and participate in groups to remain updated on changes and best practices



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- Goals and Objectives (B.2)
 - Goal 2: Ensure housing participants are residing in safe, decent, and sanitary conditions
 - » Annual/Bi-annual/Complaint HQS inspections on participating units
 - » Transition to NSPIRE as HUD regulates
 - » Ensure staff receive adequate information and training pertaining to housing inspections



5-Year PHA Plan form HUD-50075-5Y

- Goals and Objectives (B.2)
 - Goal 3: Affirmatively further fair housing
 - » Safeguard access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
 - » Partner with SWFHC to provide fair housing seminars to landlords/tenants
 - » Provide fair housing training to staff



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- Goals and Objectives (B.2)
 - Goal 4: Promote Self-Sufficiency and Asset Development
 - » The FSS program promotes the development of strategies through coordination of public and private resources to assist participants in achieving economic self-sufficiency
 - Goal 5: Expand the supply of assisted housing
 - » Apply for additional vouchers when available



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- Progress Report from 5-Year PHA Plan 2020 to 2025 (B.3)
 - Maintain High Performing Status
 - Met
 - Expanding HUD-VASH Program
 - Met. From 25 to 98 vouchers
 - Explore PB vouchers
 - Not met. Buying property not feasible.



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- Progress Report from 5-Year PHA Plan 2020 to 2025 (B.3)
 - Continue applying for and operating existing programs.
 - Met. HCV, FSS, HUD-VASH, and HOPWA. New programs include Special Use and Emergency Housing Vouchers
 - Continue to provide a minimum of two FH seminars/year
 - Met. Online seminars offered through SWFHC



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- Progress Report from 5-Year PHA Plan 2020 to 2025 (B.3)
 - Lead-base Paint Hazard Control Grant
 - Has not applied to date
 - Increasing HCV Vouchers
 - Increased by 210 vouchers (HCV, Special, and EHV))
 - Apply for Tenant Protection Vouchers for Foster Youth to Independence
 - Not met. Up to 5 vouchers identified in our area.



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5-Year PHA Plan form HUD-50075-5Y

– Violence Against Women Act (VAWA) Goals.

- HACC has a preference for those who are victims of domestic violence, dating violence, sexual assault or stalking
- The Housing Authority has a VAWA policy in chapter 22 of the Administrative Plan which is posted on the website at www.cochise.az.gov/departments/housingauthority.
- The PHA collaborates with DV shelters and law enforcement agencies.
- The PHA Section 8 Landlord and Family Handbooks issued to new program applicants have information of the Violence Against Women Act (VAWA), along with the Enterprise Income Verification System and program policies, procedures, and regulations. The Landlord Handbook will be provided at landlord outreach events.
- The PHA complies with VAWA and keeps staff updated of outside resources available to child and/or adult victims of domestic violence, dating violence, and sexual assault or stalking.



5-Year PHA Plan form HUD-50075-5Y

- Significant Amendment/Modifications (C.1)
 - Section 2.2 Owner Responsibility
 - The owner must show justification of any rent increase. Only one request per tenant may be submitted within a 12-month period and the increase may not exceed 10% of the contracted rent.



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- Significant Amendment/Modifications (C.1)
 - Section 9.1 Income, Exclusions from Income, Deductions from Income
 - Existing Tenant Search
 - » EIV to ensure there are no issues from another PHA
 - » HACC completes relative forms to document moves
 - » HACC ensures tenants do not receive duplicative services
 - » HACC ensures no debts are owed to other PHAs



5-Year PHA Plan form HUD-50075-5Y

- RAB Comments (C-2)
 - Two members present
 - Highly trained staff who can always address needs
 - Thank you for the rental assistance. FSS and HUD-VASH are amazing programs
 - Would like to see HACCC buy some of the old buildings in Cochise County and turn them into affordable housing
 - Nothing was challenged (C-4)



5-Year PHA Plan form HUD-50075-5Y

- Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (C.3)
 - 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



5-Year PHA Plan form HUD-50075-5Y

- Affirmatively Furthering Fair Housing (D.1)
 - Educate public, landlords, tenants, and staff about fair housing laws
 - SWFHC
 - Field fair housing complaints
 - Advocate
 - Refer to appropriate agency
 - Ensure PHA Administrative Plan has updated FH laws



COCHISE COUNTY



Questions/Comments

