

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: **None**
- (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. **The public may view and obtain copies of the 5-Year and Annual PHA Plan at the main administrative office of the City of Mesa Housing Authority at: 20 East Main St. Suite 250., Mesa, Arizona 85201.**

PHA Plan Elements

Eligibility Policies: Eligibility policies for the City of Mesa Housing Authority can be found in Chapter 3 of the City of Mesa HCV Administrative Plan. Those policies include the definition of a family, income limit requirements, citizenship qualifications or the eligible immigrant status of family members, social security number requirements, and the PHA's collection and use of family information as provided in the consent forms. Eligibility policies also discuss the factors relating to an applicant's past or current conduct including criminal activity that could cause the PHA to deny assistance to the applicant.

Tenant Selection, Admission, Deconcentration and Wait List Procedures: Tenant selection and admission to the program policies can be found in Chapter 4 of the City of Mesa HCV Administrative Plan. Those policies include the application process, the management of the waiting list, and how applicants are selected for the voucher program. Current preferences include: 1) Persons living or working in Mesa; and 2) Homeless – Living in a qualified transitional housing program lacking fixed or permanent housing. The City of Mesa Housing Authority operates a single waiting list that contains the following information for each applicant: Applicant name; Family unit size; Date and time of application; Qualification for any local preferences; and Racial or ethnic designation of the head of household. Each year the City of Mesa looks at the demographics of the schools in the high poverty, low income areas of the City to determine the deconcentration factor for the City. The PHA does outreach to owners/landlords to encourage HCV Program participation within all areas of the jurisdiction.

Financial Resources: Financial Resources anticipated in FY 2010-2011 for the Mesa Housing Authority are as follows:

Section 8 HAP funds	\$9,400,000
Section 8 Admin Fees	\$1,020,000
HOME Funds for Tenant Based Rental Assistance	\$92,000
Veterans Affairs Supportive Housing Program (VASH) HAP Funds	\$176,500
Veterans Affairs Supportive Housing Program (VASH) Admin Funds	\$22,400
Family Unification (FUP) HAP Funds	\$176,500
Family Unification Program (FUP) Admin Funds	\$22,400

Rent Determination: The rent for a unit proposed for HCV assistance will be compared to the rent charged for comparable units in the same market area. The PHA has developed a range of prices for comparable units by bedroom size within defined market areas. Units proposed for HCV assistance will be compared to the units within this rent range. Because units may be similar, but not exactly like the unit proposed for HCV assistance, the PHA may make adjustments to the range of prices to account for the differences. When a family initially leases a unit and the gross rent of the unit exceeds the applicable payment standard for the family, the dwelling unit rent must be at a level where the family's share of rent does not exceed 40 percent of the family's monthly adjusted income. The PHA utilizes the schedule of payment standards in the calculation of housing assistance payments for HCV families indicating the maximum monthly assistance payment for a family assisted in the HCV program (before deducting the total tenant payment by the family).

Grievance Procedures: When the PHA makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing. After a request for an informal review or informal hearing, a review or hearing is scheduled within ten days of the request. After the proceeding a decision is rendered and notice is given to the applicant or participant within 10 business days.

Civil Rights Certification: The City of Mesa Housing Authority examines its programs each year to identify any impediments to fair housing choice within their programs. The PHA offers to each prospective and current participant a list of units offered by local owners throughout the jurisdiction. The PHA also does outreach to owners throughout the community by offering informational meetings to prospective and current owners regarding Fair Housing of all tenants. The PHA supports the Consolidated Plan Antipoverty Strategy by increasing the effectiveness of existing programs through better collaboration, reduced duplication of services, and increased efficiency of implementation. One way this is accomplished is through the Family Self-Sufficiency program by increasing the number of participants in the program and increasing the amount of escrow for families and informing them of the companion program, Housing Choice Voucher Homeownership Program. The City of Mesa also offers a two-day Fair Housing Conference each year that is open to the public to gain knowledge of fair housing practices.

Fiscal Year Audit: At the time of the submission of this PHA Plan the results of our most recent fiscal year audit is an Unqualified Opinion.

Violence Against Women Act (VAWA): All HCV Program tenants and applicants are notified by the City of Mesa Housing Authority of their rights under VAWA at the time of application and also at the time of briefing, protecting tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The PHA also notifies all landlords, owners and property managers of their rights and obligations under VAWA during landlord/owner briefings and also through written notification in landlord/owner newsletters. The City of Mesa Housing Authority also partners with Autumn House, the local domestic violence shelter to ensure that all victims and potential victims are aware of the services provided within the community.

Homeownership HCV Program: The City of Mesa Housing Authority operates a HCV Program Homeownership Program. Currently there are 15 Housing Choice Voucher. Vouchers allocated for the program and 9 are being utilized at this time. In the upcoming year it is anticipated that 3-5 more vouchers will be utilized for the Homeownership Program.

6.0