

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> 07/2022 </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 and 21 EHV </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

- 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.
- X Significant Amendment/Modification.

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

Section 5.2, Preferences

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/or the applicant is receiving services from a counseling/DV agency during the time of application. Supporting documentation must be provided.

Financial Resources / Operation and Management

The HACC continues to increase voucher lease up for the HCV and HUD-VASH Programs to address housing needs.

HACC administers voucher-based rental programs in which HCV ACC units are 493, HUD-VASH are 88, and Emergency Housing Vouchers are 21. In CY 2021, HACC spent \$3,046,736 for the HCV, EHV, and HUD-VASH vouchers. HACC is anticipating spending approximately the same amount of \$3.6 million during the 2022 calendar year anticipating HUD will approve the waiver request to utilize 120% of the published payment standards. HACC’s additional Federal funding sources are Housing Opportunities for Persons With AIDS (HOPWA) in which an estimated \$205,441 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.

Housing Needs and Strategy for Addressing Housing Needs

HACC opened a new wait list in January 2021, receiving 1,406 applications. As of January 1, 2022, there are 1,165 households. 121 are elderly and 267 are handicapped/disabled; 16 are high income, 134 are low income, 232 are very low income, and 783 are extremely low income. The ethnicity break down of the waiting list is as follows: 194 Hispanic (also counted as White), 415 White, 563 Black, 29 Indian/Alaskan, 13 Asian, 9 Pacific Islander and 91 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 2022 are:

Cochise County & Sierra Vista	Graham County
0 BR: \$755	\$821
1BR: \$759	\$824
2 BR: \$998	\$957
3 BR: \$1417	\$1495
4 BR: \$1707	\$1669
5 BR: \$1965	\$1920

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.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

HACC accepts applications only from families whose head or spouse is at least 18 years of age. To be eligible for participation, an applicant must meet HUD's criteria, as well any permissible additional criteria established by the PHA. HUD's eligibility. Please see sections 3.0 and 5.0 of attached Administrative Plan.

Rent Determination

HACC will verify information related to waiting list preferences, eligibility, admission and level of benefits prior to admission. Periodically during occupancy, items related to eligibility and rent determination shall also be reviewed and verified. Income, assets, and expenses will be verified, as well as disability status, need for a live-in aide and other reasonable accommodations, full time student status of family members 18 years of age and older, Social Security Numbers, citizenship/eligible immigration status. Please see section 10 of the attached Administrative Plan.

Informal Review and Hearing Procedures

HACC will investigate and respond to complaints by participant families, owners, and the general public. HACC may require that complaints other than HQS violations be put in writing. Anonymous complaints are investigated whenever possible. Please see section 15.0 of the attached Administrative Plan.

Homeownership Programs

Although FSS escrow disbursements have resulted in families purchasing homes, HACC does not administer a homeownership program.

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

HACC encourages self-sufficiency of participant families and assist in expansion of family opportunities which address educational, socio-economic, recreational and other service needs.

Family Self-Sufficiency program (FSS program): Established by HACC to promote self-sufficiency of assisted families, including the coordination of supportive services (42 U.S.C. 1437u).

Substantial Deviation

A change in the use of federal funds for activities that prohibit or redirect HACC's goals or mission of providing safe, decent and sanitary conditions for very low-income families to manage resources effectively. HACC is to promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing as identified in the 5-Year Plan.

This includes but is not limited to major changes in proposed activities or policies that will affect residents' services or programs.

This does not include changes in the organizational structure or budget revisions that are a result of HUD regulations or minor policy changes.

Significant Amendment/Modification

Changes that are sufficient to rent, admissions policies, or the waiting list that is not required by federal requirements as to a change in the Administrative Plan.

This does not include changes in the organizational structure or budget revisions that are a result of HUD regulations or minor policy changes.

<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> <ol style="list-style-type: none"> 1. MAINTAIN A HIGH PERFORMING HOUSING AUTHORITY. THE HACC REMAINS HIGH PERFORMING FOR 20-21 FY. 2. EXPAND HUD-VASH PROGRAM. THE HACC AND VA ARE WORKING TOGETHER TO MAXIMIZE VOUCHER UTILIZATION PRIOR TO APPLYING FOR ADDITIONAL VOUCHERS. 3. EXPLORE EXPANDING FROM VOUCHER-ONLY RENTAL ASSISTANCE PROGRAM TO PROJECT-BASED RENTAL ASSISTANCE PROGRAM. THE HACC IS CONTINUING TO EXPLORE OPTIONS FOR THIS. 4. CONTINUE APPLYING FOR AND OPERATING EXISTING PROGRAMS OF THE HOUSING CHOICE VOUCHER SECTION 8, FAMILY SELF-SUFFICIENCY, HUD-VASH, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS. THE HACC WAS AWARDED RENEWAL GRANTS FOR FSS AND HOPWA AND CONTINUES TO ADMINISTER ASSISTANCE FOR FSS, HOPWA, HCV, AND HUD-VASH. HACC WAS AWARDED 21 EMERGENCY HOUSING VOUCHERS. 5. CONTINUE TO PROVIDE A MINIMUM TWO FAIR HOUSING SEMINARS AND/OR LANDLORD/TENANT OUTREACH PER YEAR. FAIR HOUSING SEMINARS OFFERED VIRTUALLY DUE TO COVID-19 CONCERNS. 6. APPLY FOR THE LEAD-BASED PAINT HAZARD CONTROL PROGRAM IN COLLABORATION WITH THE COCHISE COUNTY HEALTH AND SOCIAL SERVICES AND DEVELOPMENT SERVICES DEPARTMENTS. DEPARTMENTS ARE AWAITING GRANT ANNOUNCEMENTS. 7. APPLY FOR TENANT PROTECTION VOUCHERS FOR FOSTER YOUTH TO INDEPENDENCE INITIATIVE. THE HACC IS WORKING WITH PARTNERS TO APPLY FOR 5 VOUCHERS IN COCHISE COUNTY.

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 type="checkbox"/> X</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.”

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\(a\)\(2\)\(ii\)](#)

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\(b\)](#))

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\(c\)](#))

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\(d\)](#))

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\(e\)\(3\)\(4\)](#)).

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\(f\)](#))

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\(k\)](#))

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\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

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