



P I N A L • C O U N T Y  
*wide open opportunity*

**Pinal County 2016  
Annual Public Housing  
Agency Plan**

**Pinal County Housing Department**  
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**2016 Annual Agency Plan**  
**AZ010v2**

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C.1 Capital Improvements

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**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 or 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.

<b>A. PHA Information.</b>													
<b>A.1</b>	<b>PHA Name:</b> _____ <b>PHA Code:</b> _____ <b>PHA Type:</b> <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): _____ <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> _____ <b>Total Combined Units/Vouchers</b> _____ <b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C 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. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. Pinal County Housing Department 970 N. Eleven Mile Corner Rd., Casa Grande, AZ 85194 <a href="http://pinalcountyyaz.gov/departments/housing/Pages/Home.aspx">http://pinalcountyyaz.gov/departments/housing/Pages/Home.aspx</a>  <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)												
<b>Participating PHAs</b>		<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>								
Lead PHA:					<table border="1"> <tr> <th data-bbox="1143 1514 1287 1614">PH</th> <th data-bbox="1287 1514 1453 1614">HCV</th> </tr> <tr> <td data-bbox="1143 1614 1287 1715"></td> <td data-bbox="1287 1614 1453 1715"></td> </tr> <tr> <td data-bbox="1143 1715 1287 1816"></td> <td data-bbox="1287 1715 1453 1816"></td> </tr> <tr> <td data-bbox="1143 1816 1287 1932"></td> <td data-bbox="1287 1816 1453 1932"></td> </tr> </table>	PH	HCV						
PH	HCV												



<b>B.5</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

## **Pinal County 2016 Annual Public Housing Agency Plan**

### **B.2. – Demolition and/or Disposition**

Pinal County is planning to dispose of 30 public housing units in Stanfield. These units are in a rural area of Pinal County and have proven to be unmarketable. Vacancy rates for the past two years have averaged 30 to 40%. The Housing and Community Development Department has conducted extensive marketing efforts with no success. We have explored use of the property for community activity and been communicating with agencies assisting homeless veterans. There has not been any interest in this property

Units expected to be disposed of are Project 10-1, located at 225 North Baylor Way, Apartments 1 through 30. Bedroom sizes of these units consist of eighteen 2 bedroom, nine 3 bedroom and three 4 bedroom apartments. Units 12 and 13 are retrofitted in compliance with Section 504 accessibility requirements. Unit 12 is a four bedroom apartment and unit 13 is a three bedroom apartment.

**Civil Rights Certification**  
**(Qualified PHAs)**

**U.S. Department of Housing and Urban Development**  
 Office of Public and Indian Housing  
 OMB Approval No. 2577-0226  
 Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

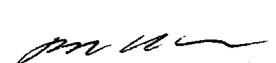
Pinal County Housing Department

AZ010

\_\_\_\_\_  
 PHA Name

\_\_\_\_\_  
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Todd House	Title	Chairman, Board of Supervisor
Signature		Date	4/20/16

**PINAL COUNTY HOUSING DEPARTMENT  
Casa Grande, Arizona**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2015**

**SECTION I - SUMMARY OF AUDITORS' RESULTS**

**Basic Financial Statements**

Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to basic financial statements noted?	No

**Federal Awards**

Internal control over major programs:	
~ Material weakness(es) identified?	Yes
~ Significant deficiency(s) identified that are not considered to be material weakness(es)?	None reported
Type of auditors' report issued on compliance for major programs:	Qualified
Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133?	Yes

Identification of major programs:

<b>CFDA Number</b>	<b>Name of Federal Program</b>
14.871	Housing Choice Vouchers

Dollar threshold used to distinguish between type A and type B programs:	\$300,000
Auditee qualified as low-risk auditee?	No

**PINAL COUNTY HOUSING DEPARTMENT  
Casa Grande, Arizona**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2015  
(Continued)**

**SECTION II – BASIC FINANCIAL STATEMENT FINDINGS**

There were no Basic Financial Statement Findings

**SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

<b>2015-1</b>	<b>Condition:</b>	<b>Housing Choice Voucher Tenant File Deficiencies</b>
		There were numerous errors in the Housing Choice Voucher (HCV) tenant files and in the administration of the waiting list. The HCV is a Major Program
	<b>CFDA #:</b>	14.871
	<b>Questioned Costs:</b>	None
	<b>Criteria:</b>	The Authority is required by regulation and their own administrative policies to perform certain procedures to ensure that the program is administered in accordance with HUD regulations.
		We found that there were numerous instances that the Authority did not comply with their policies or HUD regulations as follows:
		<ul style="list-style-type: none"><li>1 Utility allowance verification</li><li>2 Fair market rent compared to gross</li><li>2 Rent reasonableness verified</li><li>2 Social Security cards verified</li><li>1 Form HUD 9886 not completed</li><li>2 Lead Based Paint notification not obtained</li><li>1 Section 214 Citizenship status not completed</li><li>7 Criminal History Check not documented</li><li>1 Income not verified</li></ul>
		The waiting list is intended to provide for only a local preference. Selections from the waiting list are to be based on the date and time of the application.
		We found that the waiting list did not contain additional preferences. We also found that there were tenants whose date and time indicated that they should have been pulled from the waiting list but were not, while others who were indicated to have a later date and time of application, were pulled. (24 CFR sections 5.410, 982.54(d) and 982.201 through 982.207)

**PINAL COUNTY HOUSING DEPARTMENT  
Casa Grande, Arizona**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2015  
(Continued)**

**SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

- 2015-1 Condition:                   Housing Choice Voucher Tenant File Deficiencies (Continued)**
- HUD regulations (24 CFR Section 982.517) requires PHAs to maintain up-to-date utility allowances. PHAs must review utility rates each year and, if there has been a rate change of 10 percent or more for a utility category, must adjust its utility allowance schedule accordingly. The Authority could not provide evidence that a utility allowance was performed during the fiscal year ended June 30, 2015.
- Cause/Effect:**                   The Authority did not have adequate internal controls (monitoring) to determine that they were not in compliance with regulations. Personnel did not understand how their system pertaining to the waiting list functioned. However, they did know that their system included preferences not allowed by their policy and took no steps to correct the error.
- The Authority failed to comply with basic requirements governing the Housing Choice Voucher Program which is the Authority's most significant program.
- Recommendation:**               We recommend that the Authority correct its waiting list, perform the required utility study and establish and enforce a monitoring program to ensure that personnel are complying with Authority policy and HUD regulations. We also recommend that the individual appointed to monitor the HCV program not be an individual working in the HCV program. It may be wise to employ an outside party to perform the monitoring and report directly to the Executive Director.
- Reply:**                               Updates to processes are currently under way. Some of the issues have already been corrected. Any outstanding issues will be addressed by May 2016. The Authority will establish and enforce a monitoring process to ensure that personnel are complying with Authority policy and HUD regulations. Also, the Authority will provide requested documentation supporting the required information within the tenant files. The Authority will correct the waiting list issue and perform the required utility allowance reviews.
- 2015-2 Condition:                   General Depository Agreement**
- The Authority failed to obtain a General Depository Agreement with a financial institution with whom the Authority has deposits.
- CFDA #:**                           14.850
- Questioned Costs:**               None

**PINAL COUNTY HOUSING DEPARTMENT  
Casa Grande, Arizona**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2015  
(Continued)**

**SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

**2015-2 Condition: General Depository Agreement (Continued)**

**Criteria:**

24 CFR 982.156(d) as follows:

- (d)(1) If required under a written freeze notice from HUD to the depository:
  - (i) the depository may not permit any withdrawal by the Authority of funds held under the depository agreement unless expressly authorized by written notice from HUD to the depositor, and
  - (ii) the depository must permit withdrawals of such funds by HUD
- (2) HUD must send the Authority a copy of the freeze notice from HUD to the depository.

In addition, the Authority's Annual Contributions Contract with HUD requires the Authority to obtain a General Depository Agreement with every bank with which the Authority deposits HUD sourced funds.

**Cause/Effect:**

The Authority was unaware that they did not have a depository agreement with the bank holding the funds in question. The deposit amount is not large (less than \$40,000); however, the requirements still apply. The Authority subsequently approached the bank and the bank did not agree to sign the form.

**Recommendation:**

We recommend that the Authority ensure the funds are deposited with a bank with which they have an executed General Depository Agreement.

**Reply:**

This is in process and should be completed in March 2016. Staff will contact the financial institution that has an executed General Depository Agreement and set up a new account for the tenant's security deposits. Staff will close the account in question and deposit funds to the new account. Staff will ask the financial institution to sign an updated General Depository Agreement that includes the new account number for the tenant security deposits.

B. 4 Fiscal Year Audit

**PINAL COUNTY HOUSING DEPARTMENT  
Casa Grande, Arizona**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE YEAR ENDED JUNE 30, 2015**

There were no prior year audit findings.

## **Pinal County 2016 Annual Public Housing Agency Plan B.5 - Progress Report**

Pinal County Housing Department (PCHD) has provided affordable housing to county residents with funding available for the Public Housing and Housing Choice Voucher programs.

We are Section 8 troubled under the Section 8 Management Assessment Program (SEMAP), due to mismanagement of the program. We hired a consultant to assist staff with training and address deficiencies in program operations. We are recruiting for a Housing Operations Manager, and have restructured how our Housing Programs will be managed. Staff members are scheduled to attend SEMAP training conducted by Nan McKay in July.

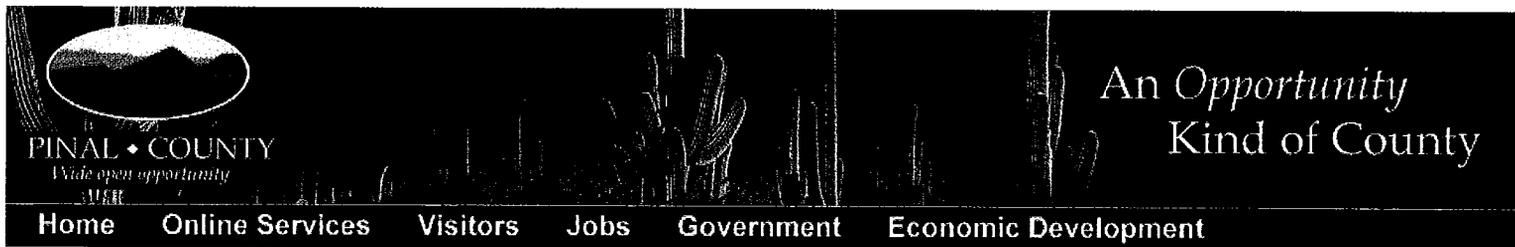
We have provided housing for homeless, special needs populations, while working with behavioral health agencies, the local CAHRA office and City of Phoenix (Housing Opportunities for People With Aids)

Our ROSS coordinator has provided various workshops including credit counseling from the Pinal County Credit Union; resume writing and interviewing techniques by Arizona @ Work and referrals to Arizona @ Work for residents with disabilities. The local Community Action Program, Community Action Human Resources Agency (CAHRA), continues to assist our clients with utility payments.

We are Capital Fund Troubled based on our inability to expend funds in a timely manner. New staff have attended training and are better able to manage the program. With limited Capital Improvement Funds we have been able to maintain our Public Housing units.

Our staff receives Fair Housing training every year.

PCHD has applied for affordable housing funds through the Arizona Department of Housing, and received \$132,417.00 to provide housing rehab for homeowners.



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**Pinal County Housing Department 2016 Annual Agency Plan & Five Year Plan**

Notice is hereby given by the Board of Supervisors of Pinal County, Arizona, that a public hearing will be held on Friday, April 15, 2016 at 10:00 AM at the Housing Department, 970 N. Eleven Mile Corner Road, Casa Grande, AZ.

Interested persons may appear and comment on the Department's 2016 Annual Agency Plan and Five Year Plan which will be submitted to the U. S. Department of Housing and Urban Development by April 18, 2016. It is available for Public review at Pinal County Housing Department located at 970 N. Eleven Mile Corner Road, Casa Grande, AZ 85194 and online at <http://pinalcountyaz.gov/departments/housing/Pages/Home.aspx>

Persons with disabilities requiring reasonable accommodations should contact Carrie Fike at (520) 866-7219.

**Items of Interest**

- Public Transportation
- FY 2015-2016 Final Adopted Budget
- Zoning Ordinance/Development Services Code
- Pinal County's Performance Management
- 2015 Pinal County Report to Citizens
- Advocacy & Lobbying
- Pinal County Strategic Plan 2014-2017
- Arizona Criminal Justice Commission



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<b>BILL TO</b>
Pinal County Division of Housing Attn: Carrie Fike 970 N. Eleven Mile Corner Rd. Casa Grande, AZ 85194



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## Invoice

DATE	INVOICE #
4/1/2016	57124

DUE DATE

4/15/2016
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QUANTITY	DESCRIPTION	RATE	AMOUNT
5	March 7 edition - AJNews (2016 Annual Agency Plan & Five Year Plan)	15.00	75.00T <sup>1/7</sup>
8	March 28 edition - AJNews (Changes to Section 8 Housing Choice Voucher Program)	15.00	120.00T <sup>7</sup>
	City Sales Tax	2.40%	4.68
	$\begin{array}{r} 1 \\ \hline 38.40 \end{array}$	$\begin{array}{r} 7 \\ \hline 161.28 \end{array}$	
Thank you for advertising in the "NEWS"		<b>Total</b>	\$199.68

Full payment is due on date indicated above. Any balance remaining 10 days past the due date will be subject to a \$30 late charge per month. Thank you for your business.

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### Affidavit of Publication

Before me, a Notary Public in and for the County of Pinal, State of Arizona, this the 1 day of April, 2016 appeared Trisha Barwick, who duly sworn says that he/she is the advertising consultant of the Apache Junction News, a Weekly Newspaper of General Circulation, published in Arizona, and is a true and complete copy, published in said Newspaper Beginning March 7, 2016 and published on the following dates:

March 28 2016

No Other Date

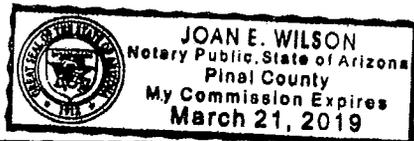
Signed Trisha Barwick  
Advertising Consultant

State of Arizona  
County of Pinal

On April 1, 2016 Trisha Barwick personally appeared before me,  
 who is personally known to me  
\_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_  
\_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_  
a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Joan E. Wilson  
Notary Public



# Copper Area News Publishers



Copper Area News Publishers  
 Phone: (520) 363-5554  
 P.O. Box 579  
 Kearny, AZ 85137

## INVOICE

2016 MAR 13 PM 1:38

**Pinal County Division of Housing**  
**Attn : Accounts Payable**  
 970 N. Eleven Mile Corner Rd.  
 Casa Grande AZ 85194

Invoice #	03160364928
Invoice Date	3/8/2016
P. O. #	
Terms	Due Upon Receipt
Sales Rep:	Michael Carnes

Advertiser	Pinal County Division of Housing			
Publication	Copper Basin News			
Issue Date	Ad Details	Ad Cost	Bill Cost	Prepayment
3/9/2016	B&W , 1x2.75 , Legal Services Ad. NOTE: 2016 Annual Plan	\$23.10	\$23.79	\$0.00

SURCHARGES:  
 Kearny Sales Tax(3%): \$0.69

Publication	San Manuel Miner			
Issue Date	Ad Details	Ad Cost	Bill Cost	Prepayment
3/9/2016	B&W , 1x2.75 , Legal Services Ad. NOTE: 2016 Annual Plan	\$23.10	\$23.10	\$0.00

Publication	The Superior Sun			
Issue Date	Ad Details	Ad Cost	Bill Cost	Prepayment
3/9/2016	B&W , 1x2.75 , Legal Services Ad. NOTE: 2016 Annual Plan	\$23.10	\$24.02	\$0.00

SURCHARGES:  
 Superior Sales Tax(4%): \$0.92

Total Bill Cost : \$70.91  
 Total Prepaid: \$0.00  
 Total Due: \$70.91

1  
 35.46

7  
 35.45

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**Public Notice**

Notice of Public Hearing  
Pinal County Housing Department  
2016 Annual Agency Plan & Five  
Year Plan

Notice is hereby given by the Board of Supervisors of Pinal County, Arizona, that a public hearing will be held on Friday, April 15, 2016 at 10:00 AM at the Housing Department, 970 N. Eleven Mile Corner Road, Casa Grande, AZ.

Interested persons may appear and comment on the Department's 2016 Annual Agency Plan and Five Year Plan which will be submitted to the U. S. Department of Housing and Urban Development by April 18, 2016. It is available for Public review at Pinal County Housing Department located at 970 N. Eleven Mile Corner Road, Casa Grande, AZ 85194 and online at <http://pinalcountya.gov/departments/housing/Pages/Home.aspx>

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MINER, CBN, SUN Legal 3/9/16

**State of Arizona  
County of Pinal**

**AFFIDAVIT OF PUBLICATION**

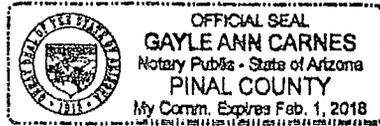
Mila Besich-Lira being first duly sworn deposes and says that she is a representative of the *San Manuel Miner*, a legal newspaper published weekly at San Manuel, in the County of Pinal, State of Arizona that the legal entitled, Notice of Public Hearing Pinal County Housing Department 2016 Annual Agency Plan & Five Year Plan, a printed copy of which is hereto attached, has been or will be published in all the regular weekly editions of said newspaper (and not a supplement thereof) for ONE week, the date of publication being as follows, to-wit:

3/9/16  
  
Representative

Subscribed and sworn to before me this

9th DAY OF March, 2016

  
Notary Public



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Pinal County Housing Department  
2016 Annual Agency Plan & Five  
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MINER, CBN, SUN Legal 3/9/16

State of Arizona  
County of Pinal

**AFFIDAVIT OF PUBLICATION**

Mila Besich-Lira being first duly sworn deposes and says that she is a representative of the *Copper Basin News*, a legal newspaper published weekly at Kearny, in the County of Pinal, State of Arizona that the legal entitled, Notice of Public Hearing Pinal County Housing Department 2016 Annual Agency Plan & Five Year Plan, a printed copy of which is hereto attached, has been or will be published in all the regular weekly editions of said newspaper (and not a supplement thereof) for ONE week, the date of publication being as follows, to-wit:

3/9/16

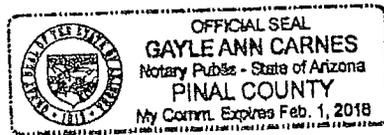
*Mila Besich-Lira*

Representative

Subscribed and sworn to before me this

9th DAY OF March, 2016

*Gayle Ann Carnes*  
Notary Public



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MINER, CBN, SUN Legal 3/9/16

**State of Arizona  
County of Pinal**

**AFFIDAVIT OF PUBLICATION**

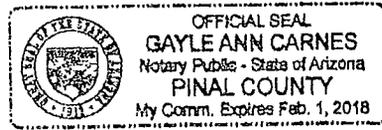
Mila Besich-Lira being first duly sworn deposes and says that she is a representative of the *Superior Sun*, a legal newspaper published weekly at Superior, in the County of Pinal, State of Arizona that the legal entitled, Notice of Public Hearing Pinal County Housing Department 2016 Annual Agency Plan & Five Year Plan, a printed copy of which is hereto attached, has been or will be published in all the regular weekly editions of said newspaper (and not a supplement thereof) for ONE week, the date of publication being as follows, to-wit:

3/9/16  
Mila Besich-Lira  
Representative

Subscribed and sworn to before me this

9th DAY OF March, 2016

Gayle Ann Carnes  
Notary Public



PRINTERS

INVOICE

PUBLISHERS

200 West Second Street  
Casa Grande, Arizona 85122

# TRI-VALLEY Dispatch

Phone (520) 836-7461  
Fax (520) 836-0343

Ruth A. Kramer, President

PINAL COUNTY HOUSING DEPARTMENT  
CARRIE FIKE  
970 N. ELEVEN MILE CORNER  
CASA GRANDE, AZ 85194

MARCH 09, 2016  
OUR ORDER NO. 34150  
CUSTOMER ORDER NO. 233276

EQUIPMENT TO DO FINE PRINTING - CRAFTSMEN WHO DO IT  
DESCRIPTION

PRICE

PUBLIC NOTICE PUBLICATION:

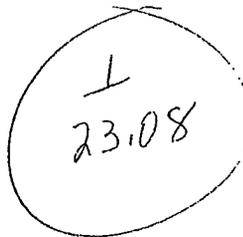
NOTICE OF PUBLIC HEARING / 2016 ANNUAL AGENCY PLAN & FIVE YEAR  
PLAN

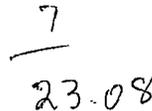
PUBLISHED ONE (1) TIME  
3.25 INCHES PER PUBLICATION

3.25 INCHES @ \$13.95 PER INCH

	\$	45.34
TAX 1.8%	\$	0.82
TOTAL	\$	46.16

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PLEASE RETURN THIS  
INVOICE WITH REMITTANCE  
THANK YOU

**Affidavit of Publication**

STATE OF ARIZONA

COUNTY OF PINAL

} ss.

Notice of Public Hearing  
Pinal County  
Housing Department  
2016 Annual Agency Plan  
& Five Year Plan

Notice is hereby given by the Board of Supervisors of Pinal County, Arizona, that a public hearing will be held on Friday, April 15, 2016 at 10:00 AM at the Housing Department, 970 N. Eleven Mile Corner Road, Casa Grande, AZ.

Interested persons may appear and comment on the Department's 2016 Annual Agency Plan and Five Year Plan which will be submitted to the U. S. Department of Housing and Urban Development by April 18, 2016. It is available for Public review at Pinal County Housing Department located at 970 N. Eleven Mile Corner Road, Casa Grande, AZ 85194 and online at

<http://pinalcountyaz.gov/departments/housing/Pages/Home.aspx>

Persons with disabilities requiring reasonable accommodations should contact Carrie Fike at (520) 866-7219. No. of publications: 1; date of publication: March 9, 2016.

RUTH A. KRAMER first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Tri-Valley Dispatch, a weekly newspaper published at Casa Grande, Pinal County, Arizona, Wednesday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The first publication thereof having been on the

9TH day of MARCH A.D., 2016

Second publication \_\_\_\_\_

Third publication \_\_\_\_\_

Fourth publication \_\_\_\_\_

Fifth publication \_\_\_\_\_

Sixth publication \_\_\_\_\_

**TRI-VALLEY DISPATCH**

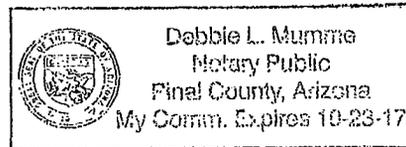
By [Signature]  
agent and/or publisher of the Tri-Valley Dispatch

Sworn to before me this 14th

day of March A.D. 2016

[Signature]

Notary Public in and for the County of Pinal, State of Arizona



PRINTERS

INVOICE

PUBLISHERS

200 W. Second Street  
Casa Grande, Arizona 85122



Phone (520) 836-7461  
Fax (520) 836-0343

Ruth A. Kramer, President

PINAL COUNTY HOUSING DEPARTMENT  
CARRIE FIKE  
970 N. ELEVEN MILE CORNER  
CASA GRANDE, AZ 85194

MARCH 10, 2016  
OUR ORDER NO. 34150  
CUSTOMER ORDER NO.

EQUIPMENT TO DO FINE PRINTING - CRAFTSMEN WHO DO IT

DESCRIPTION	PRICE
PUBLIC NOTICE PUBLICATION:	
NOTICE OF PUBLIC HEARING / 2016 ANNUAL AGENCY PLAN & FIVE YEAR PLAN	
PUBLISHED ONE (1) TIME 3.25 INCHES PER PUBLICATION	
3.25 INCHES @ \$5.48 PER INCH	
	\$ 17.81
	TAX 2% \$ 0.36
	TOTAL \$ 18.17

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PLEASE RETURN THIS  
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THANK YOU

STATE OF ARIZONA  
COUNTY OF PINAL

# Affidavit of Publication

Notice of Public Hearing  
Pinal County  
Housing Department  
2016 Annual Agency Plan  
& Five Year Plan

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Persons with disabilities requiring reasonable accommodations should contact Carrie Fike at (520) 866-7219. No. of publications: 1; date of publication: March 10, 2016.

RUTH A. KRAMER first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the the Florence Reminder & Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues. The first publication thereof having been on the 10TH

day of MARCH A.D., 2016

Second publication \_\_\_\_\_

Third publication \_\_\_\_\_

Fourth publication \_\_\_\_\_

Fifth publication \_\_\_\_\_

Sixth publication \_\_\_\_\_

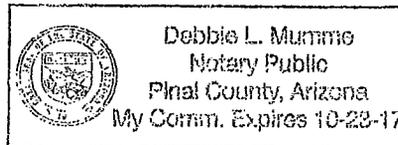
## **FLORENCE REMINDER & BLADE-TRIBUNE**

By [Signature]  
agent and/or publisher of the Florence Reminder & Blade-Tribune

Sworn to before me this 14th

day of March A.D. 2016  
[Signature]

Notary Public in and for the County  
of Pinal, State of Arizona





P I N A L • C O U N T Y  
*wide open opportunity*

## PINAL COUNTY HOUSING

2016 Annual Public Housing Agency Plan

April 15, 2016

### Minutes

Public Hearing conducted by Adeline Allen - Director  
Staff present; Angel Quintanar - Housing Modernization Coordinator  
Public attendees – 4 RAB members (signed in)

---

### Agenda

Annual PHA Plan (Standard PHAs and Troubled PHAs)

A. PHA Information

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements

B.2 New Activities

- Demolition and/or Disposition of Stanfield

B.3 Civil Rights Activities

B.4 Most Recent Fiscal Year Audit

B.5 Progress Report

B.6 Resident Advisory Board (RAB) Comments

B.7 Certification by State or Local Officials

B.8 Troubled PHA

C. Statement of Capital Improvements

C.1 Capital Improvements

Schedule of Findings and Questioned Costs For Fiscal Year Ended June 30, 2015

- Section I – Summary of Auditors Results
- Section II – Basic Financial Statement Findings
- Section III- Federal Award Findings and Questioned Costs  
Progress Report

Certification for a Drug Free Workplace

Disclosure of Lobbying Activities

Certification of Payments to Influence Federal Transactions

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State  
Consolidated Plan

### Attachments

Capital Fund Program Annual Statement – 50075.1

Capital Fund Program 5 Year Action Plan – 50075.2



Division of Housing



PINAL COUNTY  
*wide open opportunity*

Meeting began at 10:00 AM

- Adeline Allen began the meeting by explaining the Agency Plan Public Hearing purpose and requirements and went through the Plan. Copies of the agency Plan were distributed to all present.
- Comments and questions were accepted from the public and residents did have questions about the Capital Fund Grant so Angel Quintanar explained the Program and what was involved in the process such as Physical Needs Assessment and the coordination of the 5 Year action Plan with the Annual Statements.
- One Tenant had a question concerning transferring to Casa Grande due to some upcoming surgeries he was facing and wanted to be closer to family that could assist him with his children. Adeline advised him on what to do.
- Tenants also commented, unfavorably, on the residents at the neighboring housing project that is privately owned but whose parcel is inside of our County Parcel. Tenants also asked what they could do to improve safety issues in the area and a Block Watch was recommended.
- Tenants also suggested a shade over the new playground equipment.

Meeting adjourned and was dismissed at 10:55 AM



Division of Housing



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Andrew Rael, the Asst. Deputy Director of Programs  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Pinal County Housing Department

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

State of Arizona

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Andrew Rael	Asst. Deputy Director of Programs
Signature	Date
	4-22-16

**Pinal County 2016 Annual Public Housing Agency Plan**  
**B.8 – Troubled PHA**

We are Section 8 troubled under the Section 8 Management Assessment Program (SEMAP), due to mismanagement of the program. We hired a consultant to assist staff with training and address deficiencies in program operations, including managing the waiting list, file organization, utility allowance schedules, the Family Self Sufficiency (FSS) program and timely completion of resident recertifications. Staff members are scheduled to attend SEMAP training conducted by Nan McKay in July.

We are recruiting a Housing Operations Manager, and have restructured how our Housing Programs will be managed. We expect to have this position filled by October, 2016.

We have also received direction from the local HUD office regarding determining our universe of samples to be reviewed, quality assurance recommendations and monitoring forms. Within 45 days after the local office review we were able to correct waiting list deficiencies, updated the utility allowance schedules, became current on resident recertifications, worked with families enrolled in FSS, while recruiting more families at time of briefings and are addressing file organization.

We are Capital Fund Troubled based on our inability to expend funds in a timely manner. New Finance staff have attended training and are better able to manage the program.

It is expected we will not be a troubled agency in 2016.

Housing Resolution No. 042016 - HUD

A Resolution of the Pinal County Board of Supervisors of the Pinal County Housing Department approving and adopting Capital Fund 5-Year Action Plan HUD Form 50075.2 which includes the Capital Fund Award for Fiscal Year 2016.

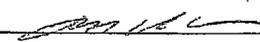
WHEREAS, The U.S. Department of Housing and Urban Development (HUD) requires that Public Housing Authorities to submit a Capital Fund 5-Year Action Plan for 2016 Capital Fund Program (CFP),

WHEREAS, HUD has agreed to provide CPF assistance, upon execution of this Amendment, to the Pinal County Housing Department for Fiscal Year 2016 award in the amount of \$214,135.00 for the purpose of assisting the PCHD in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PCHD. HUD will provide ACC Amendment authorizing such additional amounts.

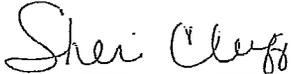
WHEREAS, the Board of Supervisors of the Housing Department is executing the amendment and approving the Consolidated Annual Contributions Contract (ACC) form HUD-53012.

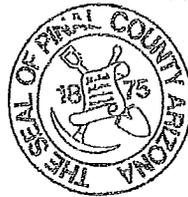
NOW THEREFORE, BE IT RESOLVED BY THE Pinal County Board of Supervisors of THE Pinal County Housing Department That the 2016 Capital Fund, Form HUD-53012, Form HUD-50075.1 and Form HUD-50075.2 attached hereto are hereby approved and adopted as presented.

PASSED, ADOPTED, AND APPROVED by the Pinal County Board of Supervisors of this 20<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
Todd House, Chairman

ATTEST:

  
\_\_\_\_\_  
Sheri Cluff, Clerk of the Board



**2016 Capital Fund**

**Capital Fund Program  
(CFP) Amendment  
To The Consolidated Annual Contributions  
Contract (form HUD-53012)**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Pinal County Housing Authority AZ010 (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Number(s) SF-202 dated 3/15/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$214,135.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number AZ20P01050116  
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 59

**Now Therefore, the ACC(s) is (are) amended as follows:**

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

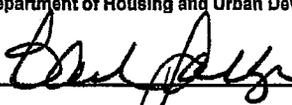
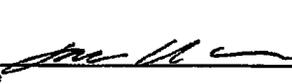
9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).  
(mark one):  Yes  No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By  Date: <u>4-13-16</u>	PHA (Executive Director or authorized agent) By  Date: <u>3/30/16</u>
Title <u>Director</u>	Title <u>Chairman, Pinal County Board of Supervisors</u>

Previous versions obsolete

form HUD-52840-A OMB Approval No. 2577-0157 (exp. 01/31)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary PHA Name: PINAL COUNTY HOUSING		Grant Type and Number Capital Fund Program Grant No. AZ20P01050116 Replacement Housing Factor Grant No: Date of CFP: 4/13/16		FFY of Grant: 2016 FFY of Grant Approval: 2016	
---	--	---	--	---	--

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (version no: ) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		30,000			
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)		20,000			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement		72,335			
10	1460 Dwelling Structures		57,000			
11	1465.1 Dwelling Equipment—Nonreparable		24,800			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2016	
PHA Name: PINAL COUNTY HOUSING	Grant Type and Number Capital Fund Program Grant No: AZ20P01050116 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval: 2016	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	214,135			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:  Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Signature of Executive Director: *William M. Allen* Date: *03/29/2016*  
 Signature of Public Housing Director: *[Signature]* Date: *4/13/16*

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.







