

<b>Streamlined Annual PHA Plan</b> <i>(High Performer 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of Snohomish County</u> <span style="float: right;"><b>PHA Code:</b> <u>WA039</u></span>  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2021</u>  <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> <u>0</u> <span style="margin-left: 50px;"><b>Number of Housing Choice Vouchers (HCVs)</b> <u>4,032</u></span>  <b>Total Combined</b> <u>4,032</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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 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. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <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		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:  In alignment with a new award of Mainstream vouchers, HASCO expanded the local preference for waiting list selection to include a preference for individuals exiting permanent supportive housing. This preference is capped at a total of 220 households.</p>
<b>B.2</b>	<p><b>New Activities.</b></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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), 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>HASCO anticipates project basing 8 VASH vouchers in FY21.</p> <p>Any additional requests for project basing will be reviewed according to section 17-II.B. OWNER PROPOSAL SELECTION PROCEDURES in the Administrative Plan.</p>
<b>B.3</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 Plan.</p> <p>See attached: CY2020-CY2024 Public Housing Agency Plan 5-Year Goals and Objectives, Progress 2020</p> <p>In addition, HASCO updated the Section 8 Administrative Plan to reflect current HUD regulations and agency policy. See attached: Administrative Plan Update Summary.</p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:  The most recent FY Audit found errors in four files. The extrapolated dollar amount exceeded the limit and a finding was filed. HASCO has since provided mandatory training on HAP calculations to all housing specialists, formalized a random monthly audit of 8% of every housing specialist's files, and conducted a 100% file review for 8 weeks to provide immediate feedback and correction on any errors.</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>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.  See attached: RAB Comments to CY2020-CY2024 Public Housing Agency Plan 1 Year Update</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<b>D.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> <p>n/a</p>

**Certification of Compliance with  
PHA Plans and Related Regulations  
(Small PHAs)**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations  
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - \_\_\_ 903.7a Housing Needs
  - X 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - \_\_\_ 903.7c Financial Resources
  - \_\_\_ 903.7d Rent Determination Policies
  - \_\_\_ 903.7h Demolition and Disposition
  - \_\_\_ 903.7k Homeownership Programs
  - \_\_\_ 903.7r Additional Information
    - \_\_\_A. Progress in meeting 5-year mission and goals
    - \_\_\_B. Criteria for substantial deviation and significant amendments
    - \_\_\_C. Other information requested by HUD
      - \_\_\_1. Resident Advisory Board consultation process
      - \_\_\_2. Membership of Resident Advisory Board
      - \_\_\_3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the Plan 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.
  7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work 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.
  8. For a PHA Plan that includes a policy for site based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
  17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
  19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

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

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

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 2020\_\_ - 2024\_\_

Annual PHA Plan for Fiscal Year 2021\_\_\_\_\_

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
Signature	Date

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
 CY2020-CY2024  
 PUBLIC HOUSING AGENCY PLAN  
 5-YEAR GOALS AND OBJECTIVES  
 Progress as of December 2020

PHA Goal	Objective	Progress			
Increase HASCO's pool of housing vouchers	Work with HUD and the VA to receive additional Veterans Administration Supportive Housing (VASH) vouchers over the next 5 years	<b>2020:</b> HASCO received 20 additional VASH vouchers that became effective in May 2020. HASCO applied for 5 additional VASH vouchers in October 2020 and anticipate receiving them early in 2021.			
	Continue to explore opportunities to obtain new vouchers as they are made available	<b>2020:</b> HASCO applied for, but was not awarded, additional FUP vouchers. HASCO received 100 additional Mainstream vouchers effective June 2020; another 45 effective October 2020; and another 75 effective March 2021.			
Ensure housing opportunities promote stability, strengthen community, and affirmatively further fair housing	Maintain a high voucher utilization rate across all programs	<b>2020:</b> There were 201 more vouchers in use at the end of 2020 compared to the end of 2019. Overall utilization rate across all programs decreased 0.34% due to the increase in available vouchers over the year.			
			2020	2019	Difference
		Vouchers Available	4043	3820	223
	Vouchers Used	3878	3677	201	
	Utilization rate	95.92%	96.26%	-0.34%	
	Analyze PBV utilization on an ongoing basis and reallocate underutilized PBVs back to HCVs	<b>2020:</b> PBV utilization is monitored monthly. No PBVs were determined to be under-utilized and none were reallocated back to HCV.			

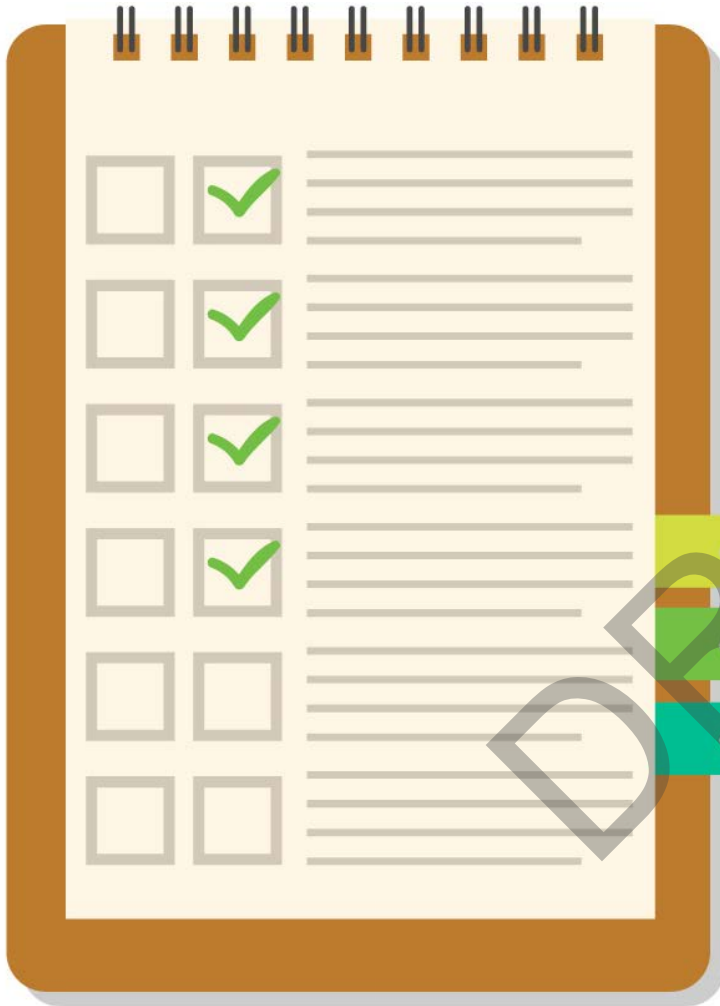
PHA Goal	Objective	Progress
	Continue to implement recommendations of the Fair Housing Analysis of Impediments and future analyses including policies that enable people with Limited English Proficiency (LEP) to participate in HASCO programs	<b>2020:</b> HASCO formed a cross-departmental Fair Housing Committee to monitor fair housing practices at HASCO including language access. An updated Language Access Policy was approved by the Board of Commissioners in October 2020. The committee is currently updating HASCO’s language access plan.
	Continue using a formal process to review reasonable accommodation and Violence Against Women Act (VAWA) requests, including those from HCV program participants	<b>2020:</b> HASCO continued using a formal process to review 62 RA and 12 VAWA requests.
Empower HCV participants to increase self-sufficiency and asset development	Make program referrals and provide supportive services programs for HCV program participants when appropriate	<b>2020:</b> HASCO staff provide service referrals for HCV participants as requested. Staff also provide supportive services for Mainstream clients and at one PBV project. Prior to COVID in-person restrictions, HASCO staff was also in the lobby one day a week for service referrals and provided children’s books to participant households at inspections.
Work with the local community to determine needs and solutions	Support community efforts to prevent and end homelessness with strategic investment of voucher program resources	<b>2020:</b> HASCO worked with the VA and Snohomish County Veterans Homeless Committee to identify homeless veterans for the VASH program. HASCO coordinated with Snohomish County to implement a new local preference for individuals exiting a Snohomish County Permanent Supportive Housing (PSH) program to free up some high services PSH slots for homeless families.
	Collaborate with partner agencies to administer Mainstream and Family Unification Program vouchers	<b>2020:</b> HASCO partnered with DCYF, YWCA, Snohomish County, and Building Changes to identify and implement solutions for increasing racial equity in Family Unification Program referrals through the Keeping Families Together program. HASCO continues to partner with a variety of social service agencies throughout the county to support Mainstream applicants in obtaining verifications and completing paperwork, finding funding for moving expenses and deposits, and navigating the housing search process.

PHA Goal	Objective	Progress
Reduce the HCV program's environmental impact	Continue to explore and implement ways to reduce paper usage including online applicant, waiting list, and annual recertification portals	<b>2020:</b> In June 2020, HASCO began using an online subsidized housing application for the HCV waiting list lottery.
Provide service aligned with HASCO's Core Values	Measure HCV program outcomes including internal auditing of the HCV program	<b>2020:</b> HASCO implemented a new auditing program for HCV certifications. 8% of all certifications are audited each month and each specialist has a performance goal to meet a minimum accuracy level.
	Establish staff goals that include focus on diversity, integrity, service, stewardship, and team work	<b>2020:</b> HASCO has a performance measurement program that includes annual review of staff alignment with HASCO's Core Values. In addition, housing specialists participated in at least 3 workshops to improve diversity, integrity, and service including at least one racial equity workshop, one rent calculation workshop, and one other training of their choice related to their work.
	Analyze and improve client facing policies through a racial equity lens	<b>2020:</b> HASCO provided one mandatory racial equity workshop for all employees and multiple opportunities for optional racial equity workshops. The TBA department reviewed the agency's Administrative Plan to identify and eliminate denial and termination policies that might have a disparate impact on people of color. Updated polices were approved by the Board of Commissioners and the updated Administrative Plan was published in November.



2020-2024  
Public Housing Agency Plan  
Year 1 Update

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# HOUSEKEEPING

- Background noise
- Record Keeping

# AGENDA

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- Overview of the plan and the housing program
- Understanding RAB
- Review updates to the current goal
- Special Programs

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# PLAN OVERVIEW

- ✓ HUD requirement for housing authorities
- ✓ New plan every 5 years, updated annually
- ✓ Guide for our policies, programs, goals
- ✓ Opportunity to share plans with participants and public

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# PLAN UPDATE SCHEDULE

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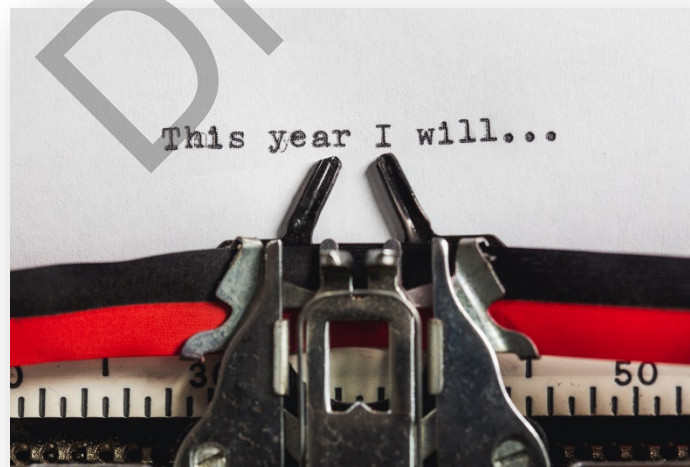
- Dec. 2<sup>nd</sup> 2020
  - Resident Advisory meetings
- Dec. 15<sup>th</sup> 2020
  - HASCO Board approves draft plan
- Jan. 21<sup>st</sup> 2021
  - Start 45 days of resident and public comment
- Mar. 15<sup>th</sup> 2021
  - HASCO Board approves final plan



# WHAT'S IN THE PLAN

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- Goals and objectives  
(developed every 5-years, updated annually)
- Update on changes in policies in the past year
- Plans for future updates to voucher program policies





# HOUSING PROGRAM OVERVIEW

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- House over 4,032 families throughout Snohomish County
- Special programs:
  - Homeless families
  - Homeless veterans
  - Elderly
  - People with disabilities
  - Family unification
  - Youth aging out of foster care

# RESIDENT ADVISORY BOARD (RAB)

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- Interested Program Participants
- RAB's role:
  - Review draft plan
  - Provide input and feedback
  - Learn more about HASCO





# KEY GOAL UPDATES IN 2020

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- Increase HASCO's pool of housing vouchers
  - 20 more VASH
  - 145 more Mainstream
    - +75 coming in the spring!

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# KEY GOAL UPDATES IN 2020

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- Ensure housing opportunities promote stability, strengthen community, and affirmatively further fair housing
  - Created a cross-departmental Fair Housing Committee
  - Updated Language Access Policy
  - Reviewed 62 RA and 12 VAWA requests

# KEY GOAL UPDATES IN 2020

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- Empower HCV participants to increase self-sufficiency and asset development
  - Service referrals for all participants upon request
  - Supportive services for Mainstream Clients
  - Supportive services at one PBV property

# KEY GOAL UPDATES IN 2020

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- Work with the local community to determine needs and solutions
  - Monthly meetings with Veterans Homeless Committee
  - New local preference for individuals exiting Permanent Supportive Housing
  - Identifying and implementing solutions to increase racial equity

# KEY GOAL UPDATES IN 2020

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- Reduce the HCV program's environmental impact
  - Launched online subsidized housing application for the HCV waiting list lottery

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# KEY GOAL UPDATES IN 2020

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- Provide service in alignment with HASCO's Core Values
  - New auditing program: 8% of each specialist's work every month
  - Performance goals include file accuracy, calculation training and racial equity workshop
  - Reviewed Admin Plan for policies that are not equitable and updated any that were HASCO controlled





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# SPECIAL PROGRAMS

# PROJECT-BASED VOUCHERS (PBVs)

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- Vouchers that HASCO designates to specific units at properties
- Participants are eligible for an HCV after their first 12-month lease





# VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) VOUCHERS

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- Serving homeless veterans and their families
- Clare's Place (5 PBV VASH)
- HopeWorks Station II (15 PBV VASH)
- Received 20 new vouchers & applied for 5 more

# FAMILY UNIFICATION PROGRAM VOUCHERS

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- 50 vouchers:
  - 46 for child welfare-involved families
  - 4 for youths aging out of foster care, referred by DSHS



# MAINSTREAM VOUCHERS

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- 50 vouchers in 2019, 145 vouchers in 2020, 75 in 2021
  - Family includes a non-elderly adult with a disability AND
  - Meets one of the following additional criteria:
    - Transitioning out of an institution or other segregated setting
    - At serious risk of institutionalization
    - Homeless
    - At risk of becoming homeless
    - Exiting Permanent Supportive Housing





## NEXT STEPS

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- HASCO's Board approves draft plan
- 45 days of public and resident comment period
- Board approves final plan
- Final plan submitted to HUD
- Effective date July 1, 2021



QUESTIONS

DISCUSSION



**2021 Resident Advisory Board Meetings**

HASCO is looking for Section 8 participants to serve on our 2021 Resident Advisory Board (RAB). RAB members give important input on housing assistance in our community. We use your input to determine HASCO's priorities for the coming year—your feedback is important!

**The RAB will meet via Zoom on Wednesday, December 2, 2020 from 12:00 pm to 2:00 pm.**

If you are interested in serving or would like more information, please contact HASCO's TBA Administrative Specialist, April Nielsen, **by November 24<sup>th</sup>** at 425-290-8499, x 600 or [anielsen@hasco.org](mailto:anielsen@hasco.org).

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## Housing Authority of Snohomish County Resident Advisory Board Meeting

The meeting began at 12:05 pm via Zoom on Wednesday, December 2, 2020.

One participant had registered but did not attend. Six members of the TBA team and Sarah Max from the Executive Department attended.

- No participants called in for the meeting; work with Jodie, Christine to figure out how we can circulate presentation to participants
- TBA is currently housing 4,032+ families through the HCV program! 145 more Mainstream, 20 more VASH, and an additional 75 Mainstream coming in Spring!
- TBA currently does not anticipate a need for increased staff to facilitate the additional voucher awards
- TBA is looking for ways to increase self-sufficiency and asset development for participants → Primary method is referral for services which promote education and skill building to increase income. TBA has already taken steps to amend policies wherever possible to delay any increased payments coming from participants after an increase in income is reported.
- Focus on e-portal for submitting paperwork. Still researching vendors to find one who can provide a way for annuals and interim submissions electronically. But Waitlist and Housing applications are now fully electronic!
- Auditing is revealing no particular trends in file errors; however 100% of file reviews are occurring and corrections are happening BEFORE communications go out to participants.
- Consider asking participants for feedback on how to make policies/procedures more equitable with respect to race and disparity.
- HASCO has hosted mandatory and optional racial equity workshops to increase staff knowledge and awareness.
- VASH AMI increased to 60% limit to serve more veterans who fall into the chronically homeless category.
- Planning on re-opening WL to Mainstream applicants in late winter/early spring.

TBA will work with IT to record and distribute a video of the RAB presentation to increase RAB participation and engagement prior to the opening of the public comment period.