

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	PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<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>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<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? Y N Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/></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>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials. Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/></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>

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.

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](#))

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

Streamlined Annual PHA Plan 2017-2018

B. 1b Revision of PHA Plan Elements:

Financial Resources: A statement of HASCO's financial resources is found in the agency's annual financial audit and budget report, both of which can be found on the HASCO website and are updated annually.

Rent Determination: HASCO's payment standards for bedroom sizes 0 – 8 were revised on 10/01/2016 in order to keep them above 90% of the Fair Market Rent.

Operation and Management: HASCO is in the process of updating the Section 8 Administrative Plan to reflect current regulations and agency policy and anticipates bringing the revisions to the Board of Commissioners for approval in the second half of Fiscal Year 2017.

Homeownership Programs: Due to a determination by HUD that the structure of HASCO's program is inconsistent with the HUD regulations for the homeownership program, HASCO has closed its Homeownership program to new participants. HASCO will continue to administer vouchers for Homeownership participants who previously purchased homes until their assistance ends. Chapter 15 of the Administrative Plan was revised accordingly in December 2016.

Violence Against Women Act: HASCO continues to comply with the Violence Against Women Act.

B.2b New Activities:

In November 2016, HASCO was awarded 25 competitive VASH PBVs. These vouchers will be contracted for in accordance with the time frame in the Notice of Funding Availability.

In addition, HASCO will consider project-basing some of its VASH vouchers and/or some or all of its FUP vouchers once regulations implementing this provision of HOTMA are enacted.

HASCO will also consider expanding its project-based voucher program to provide needed housing assistance for projects in HASCO's operating area that are consistent with local needs and priorities, and the goals in the PHA Plan.

B.7 Resident Advisory Board (RB) Comments:

The meeting began with introductions, followed by a presentation by Sarah Max and Janinna Attick of HASCO, which provided background on the Agency Plan and Resident Advisory Board, information about the Housing Choice Voucher (HCV) program including special programs such as Project-Based Vouchers and Veterans Affairs Supportive Housing (VASH) vouchers.

Key changes highlighted in the presentation included: The fact that the Agency Plan is being refocused to solely the HCV program, now that HASCO no longer has a Public Housing program, the discontinuation of the Homeownership option on the HCV program, HASCO's creation of a formalized Reasonable

Accommodation Committee for considering reasonable accommodation requests from participants with disabilities, and changes HASCO has made or is making to increase efficiency and reduce use of paper in its administration of the HCV program, including the introduction of paperless participant files.

Following the presentation, HASCO staff requested feedback from the Resident Advisory Board regarding the draft Plan and HASCO's priorities for the upcoming year. The Board provided the following questions in response to the presentation:

Q: Why is the Homeownership option ending?

A: Staff explained that HUD recently determined that HASCO's current program model was not consistent with the regulatory requirement for HASCO to provide choice in lenders, since HASCO had developed a relationship with a particular non-profit agency to provide the second mortgage financing. In reviewing the amount of staff time needed to change the program model, relative to the very few families that had successfully purchased homes with the program, especially in an era of limited resources, HASCO made the determination to discontinue offering the program.

Q: I am currently disabled and only work part-time. If I add a spouse to my household (and they have income), how will that change my eligibility for the voucher program? Will we still be eligible?

A: Staff explained that as long as the participant household is continuing to receive at least \$1 of housing assistance in their voucher-assisted unit, they can continue to participate in the program. If their household income increases to the point that they are paying the full contract rent, the family will go off the program after 180 days of receiving no assistance.

Q: Is there also an Everett Housing Authority? Do they offer vouchers too?

A: Yes. They are located in the City of Everett. They have a voucher program

Q: If I have a voucher with HASCO or Everett Housing Authority (EHA), where can I live?

A: The voucher program allows you to live anywhere if you "port" your voucher to another housing authority. However, HASCO and EHA have an agreement that participants in either agency's voucher program can live anywhere within Snohomish County (including within Everett city limits) and not have to "port" their voucher to the other housing authority. The two agencies agreed to do away with porting since administering the portable vouchers was a great deal of work for the two agencies, and clients often move between the two agencies' jurisdictions. It is also less confusing for participants, since there were many areas where the boundaries used to overlap, or where it was not clear from the address whether it was in EHA or HASCO's jurisdiction.

HASCO asked the following questions of the Board

The Board also provided the following comments:

Comment: The Board was supportive of HASCO's efforts to reduce paper usage and take advantage of technology to administer the voucher program more efficiently. However, both Board members commented that they still see the need for paper and mail options for participants who are either not comfortable conducting business electronically, or don't have access to a computer.

In addition, one Board member commented that she would like to access training to use technology; however, the computer training offered by Goodwill is only for an hour, 1-2x

per week. Due to an issue with the Board member's short-term memory, she would like an option that is longer and/or more often.

Response: HASCO staff confirmed that there will always be an element of paper in the work we do, and that paper options will always be offered since we know many participants prefer this method. However, there is also a large portion of our population that is very comfortable using paperless options, and we don't want to avoid technology just because not everyone can use it.

Cathy Schindler, HASCO's Resident Resources Manager, said that she works with Goodwill, and will raise this with them. She also mentioned that now that HASCO has moved into a larger office, with more meeting space, she is interested in bringing community classes such as College of Hope classes to HASCO's office, which HCV participants could attend. She mentioned that she has also been contacted by a broadband provider about the possibility of providing Wi-Fi for low-income households, which she will be exploring.

HOUSING AUTHORITY OF SNOHOMISH COUNTY 2015-2019
 PUBLIC HOUSING AGENCY PLAN
 5-YEAR GOALS AND OBJECTIVES
 Progress 2016

PHA Goal	Objective	Progress
<p style="text-align: center;">Preserve theHASCO's existing supply of rent-subsidized housinghousing vouchers-in Snohomish County</p>	<p style="text-align: center;">Manage flat and decreasing resources to serve the existing families on the Section 8 program.</p>	<p>2015: No new general purpose vouchers have been appropriated; however, the Public Housing disposition increased the voucher program by 209 new vouchers. Despite the ongoing cuts in HAP and Admin fees from sequestration in 2013, HASCO has continued to serve existing families and has not had to terminate any families due to lack of resources from HUD</p> <p style="text-align: center;"><u>2016: HASCO has continued to serve existing families and has not had to terminate any families due to lack of resources.</u></p>
	<p style="text-align: center;">Continue to analyze the most effective way to utilize project-basing to provide rent-subsidized housing for senior/disabled households and families</p>	<p>2015: HASCO implemented policy changes for family Project-Based Voucher (PBV) units to reduce workload for staff and is phasing out several service-enriched PBV contracts at properties where the landlord and service provider are different entities. HASCO signed a PBV HAP contract with Housing Hope for 24 PBV units at their Monroe Family Village project and all units were leased up. HASCO does not plan to make any additional PBV commitments at this time.</p> <p style="text-align: center;"><u>2016: HASCO restructured staff</u></p>

		<p>responsibilities to create two PBV Housing Specialist positions responsible for most aspects of HASCO's PBV program and consolidated all PBV program administration within HASCO's TBA Department. HASCO awarded Housing Hope's Twin Lakes Landing project with 6 PBVS [and signed an AHAP].</p>
	<p>Implement agency-wide process improvements and program changes to preserve our ability to serve as many families as possible in rent subsidized housing the Section 8 Housing Choice Voucher (HCV) programs.</p>	<p>2015: TBA department has begun reorganizing the various workflows and staff duties while simultaneously providing feedback on implementing a system to digitize the participant files with a goal of digitizing all client files in 2016. 2016: HASCO's Tenant-Based Assistance department has been restructured into two separate divisions and each staff person is responsible for managing all of the processes for the clients in their caseload, rather than dividing processes between two staff. All 3700+ client files have been digitized.</p>
	<p>To improve efficiency, Pursue regulatory relief for rent-subsidized housing from HCV program rules, such as Moving to Work designation, to improve efficiency and continue to use current relief provided</p>	<p>2015: HASCO obtained a waiver from HUD to continue streamlined annual recertifications for fixed-income households on the voucher program. 2016: HASCO explored the feasibility of a regional MTW partnership and the possibility of participating in the MTW expansion. TBA management updated policies in the Agency Plan to eliminate non-mandatory processing by staff and reporting by participants</p>

	Pursue acquisitions of assisted housing as opportunities arise	2015: HASCO acquired the 40-unit Tall Firs Apartments in Mountlake Terrace which has a PBV rental assistance contract.
	Continue to offer the homeownership option to voucher program participants, in partnership with HomeSight	2015: HASCO has made approximately 30 referrals to HomeSight, resulting in two clients prequalified. <u>2016: As a result of a HUD determination that HASCO's program model is inconsistent with the regulations, and the low participation rate in the program relative to staff effort, the program has been ended. Staff will continue to administer files for clients who previously purchased homes through the program.</u>
<u>Use voucher program resources to assist as many households as possible</u>	<u>Increase voucher turnover to free up slots by movement through the program to promoting economic self-sufficiency for work-able households to free up slots to serve more households</u>	2015: [EOI] 2016:
	Maintain a high voucher utilization rate	2015: HASCO's voucher utilization rate was 95.9% for the calendar year. 2016: HASCO's voucher utilization rate was 97.6% for the calendar year.
	Analyze new admission lease-up timeframes and voucher expiration rates, and adjust policies and payment standards accordingly to ensure that sufficient numbers of voucher holders can lease up in our rental market	2016: HASCO is in the planning stages of implementing these changes.
	Analyze PBV utilization on an ongoing basis and reallocate underutilized PBVs back to HCVs	2016: HASCO is in the planning stages of implementing these changes.
Increase the HASCO's supply of rent-subsidized housing in Snohomish County pool of	Work with HUD and the VA to receive additional Veterans Administration Supportive Housing (VASH) vouchers over the next 5 years	2015: HASCO was awarded 12 regular VASH vouchers and 20 VASH PBVs in support of the <u>Sebastian's Place (formerly called Filbert Road)</u> project. <u>2016: HASCO was awarded 6 regular VASH vouchers and applied for an additional 25</u>

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housing vouchers		VASH PBVs in support of new permanent supportive housing for veterans in Snohomish County. All 20 Sebastian's Place VASH PBVs were leased up within about 1 month after the housing units were available for occupancy.
	Continue to explore opportunities to obtain new rental subsidy slots or programs in our community vouchers as they arise are made available	2015: No new opportunities have become available. 2016: No new opportunities have become available.
Preserve the existing supply of affordable housing in Snohomish County	Pursue acquisitions of existing LIHTC properties and other affordable properties as opportunities arise	2015: No opportunities have become available.
	Continue to implement the Manufactured Home Replacement Program (MHRP) at Alpine Ridge	2015: HASCO has replaced 3 manufactured homes, and resold 3 more.
	Continue to support the partnership with BECU and HomeSight to provide first mortgage financing and purchase assistance to homebuyers in HASCO's manufactured housing communities	2015: BECU gave HASCO notice that they will no longer be able to provide financing; HASCO is currently exploring other relationships. 2016: HASCO formally stopped adding new participants to the Homeownership program. An official close date for the Homeownership program has been set for August 31, 2017.
	Identify and utilize cost effective methods of financing affordable housing development, including private financing and equity	2015: HASCO refinanced the debt at Fairview I and Woodlake Manor III with a new privately-placed bond with Banner Bank, resulting in significant interest savings over the life of the debt.
Increase the supply of affordable housing in Snohomish County	Work with the County to explore innovative ways of funding and developing affordable housing	2015: No progress to report.
	Continue to pursue approval of disposition of our Public Housing portfolio	2015: HASCO received approval of the disposition in early 2015 and completed its implementation in November 2015. <i>This</i>

		<i>objective is now complete.</i>
	Pursue acquisitions of rental housing and developable land as opportunities arise	2015: HASCO purchased the 40-unit Tall Firs Apartments in Mountlake Terrace.
	Work with jurisdictions to identify opportunities for HASCO to help them meet their affordable housing needs	2015: HASCO continued to participate in the Alliance for Housing Affordability, a partnership of Snohomish County jurisdictions interested in affordable housing.
	Identify and pursue opportunities for HASCO to support and participate in transit-oriented development projects	2015: Development staff have begun researching possible sites and funding sources for TOD projects near the future Link light rail stations.
<u>Provide-Ensure access to a quality living environment for HASCO residentsHCV program participants</u>	<u>Provide relevant resources to HCV program participants to help them locate housing in areas of opportunity</u>	<u>2016: [Updated briefing map, landlord resources]</u>
	<u>[Other objectives could relate to rent reasonableness and HQS, landlord outreach, lead poisoning prevention...]</u>	
	Maintain or decrease the currently low level of criminal activity at HASCO's properties	2015: HASCO will continue to partner with local police departments as well as private security services to provide security at our communities.
	Maintain HASCO properties to provide safety, energy-efficiency, and accessibility	2015: HASCO completed approximately \$4 million worth of construction projects in 2015, including \$1,400,000 for exterior and interior upgrades to Woodlake Manor III, \$300,000 for exterior painting on multiple properties, and \$600,000 for common area and fire safety upgrades at Ebey Arms.
	Continue to enforce the existing smoke-free policy at HASCO's rent-subsidized properties and analyze opportunities to implement smoke-free policies at HASCO's affordable properties	2015: HASCO's subsidized communities are 100% smoke-free today. Two of our market rate communities are also smoke-free and we continue to monitor the rental market to help determine how and when to move

Commented [SM4]: Other than updating the briefing map, we haven't created or launched any new resources.

		forward transitioning others.
Empower <u>clients</u> <u>HCV participants</u> to increase self-sufficiency and asset development	Create and maintain innovative partnerships with other organizations to provide services to HASCO's clients to increase their self-sufficiency or maintain their independence	2015: HASCO partners with Marysville School District, WSA Extension Agency, College of Hope, Financial Asset Building Coalition, Camp Fire, and Medical Teams International. Possible new partners include Health District, Verdant Health and Parenting Wisely.
	Make program referrals and provide supportive services programs for <u>HCV</u> program participants <u>when appropriate</u> <u>and residents</u>	2015: <u>HASCO averages eight to ten referrals per month for supportive services such as food banks, senior services, and Dental vans. [update to HCV-specific referrals]</u> 2016: <u>HCV referrals.</u>
	Enroll <u>new clients</u> <u>HCV participants</u> in IDA (individual development account) programs when funds are available	2015: HASCO currently has no new IDA accounts, however, we are researching College Savings Accounts for youth. 2016:
	Provide youth education and training programs at HASCO-owned properties with a high concentration of children	2015: HASCO partners with First Book for reading events and promote College Bound Scholarships.
	Continue to comply with the Section 3 requirement to ensure contracting and employment opportunities are available to HASCO program participants and other low-income individuals and businesses	2015: HASCO continued to implement the Section 3 requirement for projects funded using the Capital Fund, as well as the Glenwood ADA unit upgrades which were funded by Snohomish County.
Ensure equal opportunity and affirmatively further fair housing	Continue to implement recommendations of the Fair Housing Analysis of Impediments and future analyses	2015: Staff have begun analyzing the new Fair Housing final rule and Assessment of Fair Housing requirements. TBA Management continues to review notices pertaining to owners or landlords regarding FHEO incidents and also reviews third party newsletters on this same subject. All TBA

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		<p>staff are trained to provide referrals to the Seattle FHEO and local legal agencies. Local Fair Housing training in Feb 2015 was made available for TBA staff and clients who wished to attend. TBA Management also provides Housing 101 training that includes FHEO information for the Apartment Operators Association 2/19/15 and for the County arranged housing event in March 2015 for disabled persons. Information is also available in the HASCO Website.</p> <p><u>2016: HASCO has begun to plan for the new Assessment of Fair Housing requirement. Staff continue to be trained as needed on fair housing.</u></p>
	<p>Continue to comply with the Violence Against Women Act (VAWA), to protect applicants and participants who are victims of domestic violence</p>	<p>2015: Tenant-Based Assistance (TBA) Management staff continues to review notices and guidance, and participate in webinars, related to VAWA. TBA has also provided a Housing 101 training, including VAWA information, to landlord and tenant groups, and makes information about VAWA available on the HASCO website.</p> <p><u>2016: we have also expanded our recruitment techniques to encourages speakers of our top three most commonly spoken languages outside of English to apply for positions in TBA. Our recruitment has yielded a Russian/Ukraine speaker, a Spanish speaker, and a Vietnamese speaker.</u></p>
	<p>Continue to implement policies that enable people with Limited English Proficiency (LEP) to participate in HASCO programs</p>	<p>2015: TBA Management provides guidance/training to TBA staff for handling</p>

Commented [JA8]: Sarah, any updates on VAWA?

Commented [SM9R8]: HUD's 91066 VAWA form is enclosed in each annual packet and provided to any program participant who indicates their household is breaking up or that they may be at risk for experiencing domestic violence.

		<p>interpretations and translations including incorporating specific language in correspondence for clients to request assistance. All staff received training on working with LEP clients and interpreters.</p> <p><u>2016: No change from 2015.</u></p>
	<p>Continue using a formal process to review reasonable accommodation requests, <u>including those from HCV program participants from clients</u></p>	<p>2015: The Reasonable Accommodation (RA) committee reviewed 71 requests so far. 53 were approved and 18 denied. The committee noticed a significant increase in RA requests this year after new agency policies and procedures were implemented.</p> <p><u>2016: The RA committee received xx 159 requests from voucher program participants; xx were approved and xx were denied.</u></p>
<p><u>Support local housing policy efforts</u> <u>Work with the local community to determine needs and solutions</u></p>	<p><u>Support community efforts to prevent and end homelessness with strategic investment of voucher program resources</u></p>	<p><u>2015: HASCO continued to provide PBVs for very low-income and homeless families with children. HASCO signed a PBV HAP contract with Housing Hope for 24 PBV units at their Monroe Family Village project and all units were leased up.</u></p> <p><u>2016: HASCO awarded Housing Hope's Twin Lakes Landing project 6 PBVS and signed an AHAP.</u></p>
	<p>Support local organizations and government agencies by participating in housing policy efforts and initiatives</p>	<p>2015: HASCO continued to be a member of the Housing Consortium of Everett and Snohomish County (HCEC), and a staff person sits on the HCEC Board Executive Committee.</p>
	<p>Participate in and support the Alliance for Housing Affordability (AHA), a group of local jurisdictions interested in affordable housing</p>	<p>2015: HASCO continued to provide staff support for the AHA, in addition to being a</p>

Commented [JA10]: Is this correct?

Commented [SM11R10]: Yes, we have also expanded our recruitment techniques to encourages speakers of our top three most commonly spoken languages outside of English to apply for positions in TBA. Our recruitment has yielded a Russian/Ukraine speaker, a Spanish speaker, and a Vietnamese speaker.

Commented [JA12]: Data from Laura?

Commented [SM13R12]: In 2016, RAC received 159 RA requests;

		member.
Reduce HASCO's the HCV program's environmental impact	Create a sustainability committee of HASCO employees to explore, pursue and track initiatives and projects	2015: In the absence of a formal committee, individual departments have been implementing procedures to reduce paper by digitizing documents, and increase sustainability.
	Continue to integrate sustainable design elements and components into HASCO's capital projects	2015: HASCO continued to use Energy Star appliances for most unit replacements. In addition, the renovations at Woodlake Manor III and Tall Firs comply with the State's Evergreen Sustainable Development Standard.
	Continue to explore <u>and implement</u> ways to reduce vehicle miles travelled, and greenhouse gas emissions, and paper usage among <u>by HASCO employees and residents, staff, clients, and partners (including landlords)</u>	2015: HASCO has reduced our environmental impact by establishing direct deposit for landlords, eliminating the need to print checks. We have also created Partner and Wait List portals, to allow easy access to information. Commonly-requested forms have been added to our website, eliminating the need for partners and clients to make a trip to our office. <u>2016: TBA staff implemented FileVision, a file management program that has enabled them to digitize all client files. In addition, Inspections staff have begun implemented biennial Housing Quality Standards inspections.</u>
Measure <u>HCV program</u> HASCO's program outcomes <u>in the HCV program</u>	Explore ways to integrate performance measurement into HASCO's programs <u>HCV program and partnerships</u>	2015: No progress to report. HASCO plans to place a renewed focus on this objective once several internal streamlining initiatives are fully implemented. <u>2016: Waiting until internal streamlining measures are fully implemented.</u>

Commented [JA14]: Sarah – what else?

	Implement performance measurement where feasible	2015: No progress to report. <u>2016: No progress to report.</u>
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