

RESOLUTION 17-860

**A RESOLUTION APPROVING THE 2018 ANNUAL PLAN FOR THE HOUSING
AUTHORITY OF THE CITY OF YAKIMA**

WHEREAS, the Housing Authority of the City of Yakima, is mandated by the U.S. Dept. of Housing and Urban Development to submit an annual plan, and

WHEREAS, the Housing Authority of the City of Yakima has prepared the plan in accordance with the requirements of the Quality Housing and Work Responsibility Act of 1998.

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Yakima, in a regular meeting, a quorum being present does hereby adopt the annual plan for 2018.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 27th DAY OF SEPTEMBER, 2017.


Chairman, Board of Commissioners

9-27-2017
Date

Attest:


Secretary

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

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: <u>Housing Authority of the City of Yakima</u> PHA Code: <u>WA042</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1,022</u> PHA Plan Submission Type: <input checked="" 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)																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 25%;">Program(s) not in the Consortia</th> <th style="width: 15%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> <tr><td> </td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																																		
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B.	Annual Plan.
B.1	<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?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</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) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Admissions and Occupancy Policy – Revised the policy as follows:</p> <ul style="list-style-type: none"> • To be in compliance with HUD requirements (including the provisions of PBV, RAD, VAWA, Fair Housing, Definition of a Family, SS Updates, Portability, and EIV), • Waiting list preferences added for Displacement due to DV and local preferences, • Ineligibility/termination of users of medical marijuana or for other use, • Policies updated to reflect the latest items that are required or allowed under HOTMA, • FSS program and updates for the Homeownership program, • Definition of extremely low income and income limits, • EID updated to comply with PIH Notice 2016-05, • Streamlining Verification of Assets. YHA will accept a family's declaration that is has net assets equal to or less than \$5,000 without taking additional steps to verify. Review every 3 years, • Student Financial Assistance in compliance with PIH 2015-21, • Clarification and stricter requirements to add to household, • Relatives may be approved as live-in aide if they meet all of the criteria defining a live-in aide, and • HQS updates.
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?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. Not applicable</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Not applicable</p>
B.4	<p>Civil Rights Certification</p> <p><i>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.</i></p>
B.5	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>

B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>YHA has made progress in meeting the mission and goals in its 5-Year Plan in the following ways:</p> <ul style="list-style-type: none"> • Continue to maintain a "high" performance rating in SEMAP – YHA currently has a "high" performing rating in SEMAP. • Maintain a leasing or authorized budget authority utilization rate of not less than 98% for Section 8 – YHA's Section 8 utilization for calendar year 2017 is 108%. • Increase Section 8 vouchers through requests for incremental and/or special needs vouchers – YHA has applied for special needs vouchers in the past, including the following: (50) Family Unification Program vouchers, additional project-based VASH vouchers for the (38) Yakima Armory project and (10) Kittitas County. YHA recently received an award for 10 additional project-based VASH vouchers. • Begin a home ownership program utilizing Section 8 vouchers for not less than 10 families – YHA is in the process of developing its home ownership program and began implementing it during calendar year 2016. • Continue to house homeless through 75 project-based vouchers – YHA has set-aside 75 project-based vouchers for housing the homeless throughout Yakima County. • Continue to lease all of the remaining 78 VASH vouchers in connection with the Veteran's Affairs Office – YHA has leased 75 VASH vouchers to-date and is expecting to have all 78 VASH vouchers leased by the end of calendar year 2017. • Begin a Family Self-Sufficiency program for at least 125 families on Section 8 – YHA is currently in its fifth year under an FSS award and has 123 families in the program. • Maintain compliance with all applicable program requirements – There were no findings during YHA's most recent audit for calendar year 2016.
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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. See attached</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)(c))

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(n)(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)(iii))

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.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer 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 Plan and Related Regulations including
Required Civil Rights Certifications**

*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 **2018**, 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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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 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.
5. 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.
6. 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.
7. For PHA Plans 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 a site-based waiting list 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Yakima

WA042

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2018

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

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

Robert Ponti

Chairman

Signature

Robert Ponti

Date

11-30-17

**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, Archie Matthews, the ONDS Manager
Official's Name *Official's Title*

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

Housing Authority of the City of Yakima
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Yakima
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.

Targets households with income under 50% of MFI, and expands housing opportunities with areas outside
of poverty and minority concentrations.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying brevity, 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

Archie Matthews

Signature



Title

Office of Neighborhood Development
Services Manager

Date

9/11/17



"Committed to Safe and Affordable Housing"

**Resident Advisory Board Meeting:
Annual Plan 2018
September 21, 2017 5:00PM, Yakima Housing Authority Office**

YHA Staff present:

Lowel Krueger, Executive Director
Becky Mares, FSS Coordinator
Carlos Reyes, FSS Supervisor

RAB Members

Christina McConnachie
Angela Qualls
Rayleen Polintan
Crystal Polintan
Maria Ordaz
Nora C. Lopez
Maria Estela Gonzales
Micaela Rodriguez

The meeting opened at 5:09 p.m.

- E.D. Krueger introduced the annual plan to the Resident Advisory Board members, and asked if anyone needed translation.
- RAB members were asked to sign in, and copies of the plan were distributed to everyone present.
- E.D. Krueger explained that each year, YHA is required to submit an annual plan that describes its plans for the year, and reviews what was done last year; he asked those present to refer to their copy and he would go over each item.
- The annual plan for YHA is a HUD form, and primarily relates to the Section 8 program, and the RAB members are participants in the program.

• 2018 Annual Plan:

A.1: PHA information:

- The legal name of the YHA is The Housing Authority of the City of Yakima;
- PHA Code - There is a PHA in each state; WA042 is the number assigned by HUD, WA is the abbreviation for Washington state, and 042 defines YHA as the 42nd Housing Authority created in the state of Washington.
- YHA's fiscal year begins January 1st.
- The number of Housing Choice Vouchers on the annual contributions contract is 1,022.
- Plan submission type is annual.

B.1 Revision of PHA Plan Elements

- The question is has anything been revised in respect to the plan, or who YHA serves.

P.O. BOX 1447 Yakima WA 98907 • www.yakimahousing.org

810 N. 6th Ave. Yakima WA 98902 • PH 509. 453. 3106 • FX 509. 453. 3111 • TDD 1. 800. 545. 1833 ext 560

B.1 b

- A significant change was made to the Admissions and Occupancy policy (Admin Plan).
- 90% of the changes in the Admin Plan were due to required changes from HUD, and these are the resulting updates.
- The Section 8 Supervisor wrote a synopsis of the changes.
- To remain in compliance with HUD for project based vouchers, rental assistance demonstration and Violence Against Women Act, Fair Housing, Family Definition, Social Security updates, along with portability and Earned Income Verification.
- Preferences for victims of domestic violence and local preference were also added.
- Housing Opportunity through Modernization Act (HOTMA) is a new regulation adopted last year to streamline the HCV program.
- HCV Homeownership, and definitions of extremely low income and income limits.
- EID updated to comply with PIH Notice 2016-5.
- The verification process was streamlined to accept self verification.
- Compliance with PIH 2015-21 regarding Student Financial Assistance.
- Clarification and strictures regarding additions to the household.
- Live in aides may be relatives, if they meet all the criteria.
- Updates to the Housing Quality Standards inspections.

Q. What are local preferences?

A. Local preferences means someone living in YHA's service area of Yakima/Kittitas Counties. If there is an applicant from Yakima and one from Seattle being considered, the Yakima resident would get the local preference, as the priority is for families in Yakima/Kittitas Counties.

B.3

- YHA had no findings in the most recent audit.

B.4/B.5

- Certifications are attached at the back of the plan.

B.6

- Both annual and five-year plans are required, YHA is not required to submit the five-year plan this year.
- YHA has a number of goals, which are outlined, along with the status.
- Maintain high-performer status in SEMAP; YHA recently had a HUD review, and the status is based on that.
- Maintain an authorized budget authority utilization rate of 98%; YHA's utilization for calendar year 2017 is 108%, fully utilizing funds.
- YHA is increasing special needs vouchers such as VASH for veterans, and NED (Non elderly disabled for those under 62); providing housing is less expensive than a nursing home.
- YHA has applied for Family Unification Program vouchers in the past, but didn't receive them.
- HUD will open a new NOFA and YHA will reapply this year; these vouchers allow families with children in foster care due to homelessness to be reunited.
- YHA applied for an additional 38 VASH vouchers for the Armory and for Kittitas County and received 10 additional vouchers.
- YHA is working to implement the HUD Homeownership Program; it will dovetail with the FSS Program.

B.6, con't

- Homeless Housing-YHA's use of the 75 project based vouchers in conjunction with partners in the community, such as Yakima Neighborhood Health Services, Triumph Treatment, Next Step Housing, along with other non-profit agencies will continue.
- Continue to lease the remaining 78 VASH vouchers-There were some initial challenges working with the VA, but YHA now has used 75 of the 78 vouchers.
- There are over 10 people who have been issued a voucher and are searching for a unit.
- YHA has the best utilization in the VASH program in the state of Washington.
- FSS-YHA currently has 123 people in the FSS program with a goal of 125.
- YHA continues to maintain compliance with all program requirements; the most recent review was done in the calendar year 2016, there were no findings.

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- The civil rights certification is attached; it covers whether YHA is complying with Section 504 requirements, and having accessible units.
- YHA is audited and is in compliance, and the Chairman of the YHA board will certify that.
- Compliance with the consolidated plan – YHA was organized by the City of Yakima, who set the board.
- The next certification attached is from Archie Matthews, Manager of the Office of Neighborhood Development with the City of Yakima, has certified that YHA is in compliance.

Executive Director Krueger asked if there were any comments, questions or concerns:

Q. How many FSS graduates have there been so far?

A. 15

Q. How long do you follow up with the graduates after they leave the program?

A. If assistance is still required, they are welcome to contact YHA.

Q. Are there any programs such as Habitat for Humanity?

A. YHA has started discussion with agencies such as Catholic Charities and Habitat for Humanity. YHA has a waiting list with income targets and Catholic Charities could potentially supply a preference. The Washington State Housing Finance Commission could potentially provide assistance with the Homeownership program. Escrow funds could be used for credit repair or to purchase a home.

Q. Some of us who have been in YHA's housing programs are nervous about taking further steps.

A. It is daunting for anyone to take on a 30 year debt such as buying a home; YHA is trying to encourage that, but still shaping the program, and to make it less scary.

Q. YHA also promotes the College Bound program to have your kids go to college, and they consider the risk.

A. YHA's philosophy is to have every single child it houses that qualifies to have the opportunity to apply. YHA is also working to set up its own scholarship program. College Bound will cover tuition, but there are additional expenses. This could help. There is a demand for trades such as plumbers, electricians, and carpenters and those jobs are very important. YHA is working to help the next generation.

Q. How is YHA targeting getting housing for Veterans? Are you looking at shelters? Many are from other areas.

A. A point in time study was conducted in January. Data shows that 85% of the homeless Veterans are from Yakima. Outreach is driven by the VA, as they provide the certification for eligibility. Billy is the Manager that works with YHA and he goes to homeless camps to work with Veterans, and set up meeting. He does a great job.

Q. Do you help the homeless in the winter?

A. YHA has a seasonal farmworker site in Granger. It is empty in the winter. YHA partnered with YNHS and Northwest Community Action Center to house homeless families. Over 20 families were helped. YNHS and NCAC provided the casework, and the families were able to find permanent housing. YHA will do it again this winter.

Q. I never knew there were so many homeless people, living in cars, having to move around from place to place.

A. YHA is involved with organizations such as the Yakima Valley Conference of Governments, and in trying to find a solution. Homeless individuals are more prevalent than families. Chronic homelessness is difficult to fix; alcohol and drug addiction are issues.

Q. Young adults just turning 18, is there any help for them to get on their feet.

A. Organizations such as Rod's House, has done a phenomenal job of working with young adults. YHA can't enter into agreements with people who are minors, under the age of 18. Submission of a Move to Work application would allow funding to be used for a block grant for youth. It would also help young people in foster care, who are aging out of the system.

Q. Homeownership programs, sometimes have special requirements. There is one through the bank that requires it to be outside of Yakima.

A. The 502 program through USDA-RD is a program like that. YHA's homeownership program won't be specifically limited. It will be allowed in the City of Yakima, and YHA is seeking partners to help with the program.

Q. Will mobile homes be allowed?

A. There will be several steps to educate people on the Homeownership program. Funding and finding resources are up to the participant. YHA provides assistance. A manufactured home is acceptable. YHA is able to provide vouchers for them, as long as the required equipment is in place, such as tie-downs.

Q. Does it have to be in Yakima or Kittitas County?

A. Yes.

Q. If you link with other programs, would there be assistance to meet the standards needed?

A. A mixture of financing will be necessary to maximize opportunities. Funds could potentially be used for things like credit repair. WSHFC itself works with people having a FICO score of 620.

Q. Looking at sites, even though you pay off your debt, it remains on your credit.

A. It does remain for a time. The organizations YHA works with are supportive of homeownership. The objective is to get you there. Guidance would be provided by classes.

Q. You would find every available thing to help?

A. Yes.

Q. Banks look at what you plan to do with a line of credit, what it was for, were the payments made, were they late, they look at your history.

A. There are a lot of hurdles to get through, but it's a good thing to do.

Q. It's like baby steps to get there.

A. Yes, exactly.

Q. It transitions us from graduating and lets us see where to invest that money.

A. Homeownership is an investment. If you own it at the end of the day, it's yours. After retirement, it is less expensive to live.

Q. 30 years, it would be a good debt versus another type of debt that could be bad debt.

A. If any of your children are educated past high school, it could potentially mean they would never need assistance. The waiting lists for assistance are long. Success makes you feel good. With the baby steps, it makes the next thing in the process easier.

Q. People can come and volunteer at YHA?

A. FSS is ever growing and looking for new ways to promote the program, and also networking with other agencies. The Homeownership program is brand new at YHA. All the different aspects of the program and the requirements are being learned. One of the goals is to get connected with other funders, to give you direction. And Homeownership is not for everyone.

Q. Are you the only FSS person?

A. Myself (Carlos Reyes) and Becky Mares make up the FSS Department.

Q. Workshops and things, is there information you could send us?

A. If anything is scheduled, Becky and Carlos will forward the information to all FSS participants. You can also contact either person.

Q. Is there other assistance through FSS other than the Homeownership program?

A. FSS is connected with several other agencies. FSS staff does not have expertise in things like credit and would refer you to another agency. If you have questions, you can contact FSS staff and they will help you find the answer.

The Program Coordinating Committee is a group of agencies, there are 16-18 participants. We meet monthly, and describe what we do. We are building a good foundation with them, and are able to contact them. This helps open doors so you can get assistance as fast as possible. These relationships with other agencies can act as safety nets to prevent people from falling through the cracks. We are working to create a system so people get what they need, and follow up if necessary. You are welcome to participate in the PCC. Call YHA or email Becky or Carlos if you are interested.

Setting up a Resident Advisory Board that meets quarterly is encouraged every year. This would allow RAB to have a voice in what YHA is doing.

Q. How can YHA assist single moms or moms in trouble? How can HUD or YHA provide assistance other than housing?

A. They need to ask for assistance.

Q. Some are victims of domestic violence. Some people are not outspoken, they fight alone without assistance.

A. Sometimes people pull back when assistance is offered. YHA sponsors National Night Out each year. It targets residents, and brings various service providers together.

Q. I found help with a parenting plan through a mediator.

A. Outreach is done at several community events. YHA is hoping that with FSS, graduates can become advocates in the community. FSS staff doesn't know every service available, and that is why the PCC was formed. Advocates are needed for residents. National Night Out brought 40 plus vendors together, and the goal for next year is 50. YHA is also partnering with Farmers Insurance for Trunk or Treat on Saturday, October 28th, on 48th and Tieton. This is another opportunity to meet providers. Flyers will be mailed out. If you have any suggestions, let YHA know.

Q. Why don't the residents take kids trick or treating at their own apartment complex?

I only had one child come last Halloween.

A. Several people go to events or to other neighborhoods. Some schools hold carnivals, and several places do trunk or treat.

E.D. Krueger thanked the residents for their time. The meeting closed at 6:21 p.m.

Respectfully submitted
on behalf of Executive Director, Lowel Krueger,

Sally J Shelton



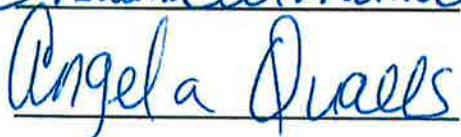
Resident Advisory Board Meeting
September 21, 2017

Sign:



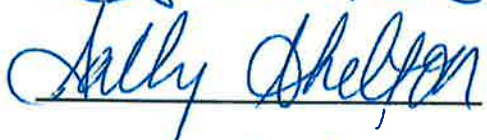


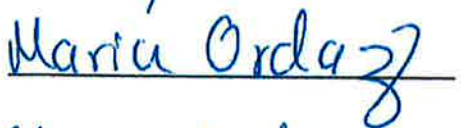








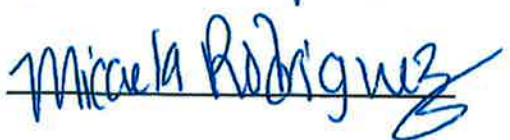












Print:

Lowel Krueger

Carlos Reyes

Christina McConnaugie

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SALLY STELTON

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Micaela Rodriguez