

RESOLUTION 19-921

**A RESOLUTION APPROVING THE 2020 ANNUAL PLAN AND FIVE YEAR
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 and five year 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 2020 annual and five year plan.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF YAKIMA THIS 25th DAY OF SEPTEMBER, 2019.


Chairman, Board of Commissioners

9/25/2019
Date

Attest:


Secretary

5-Year PHA Plan (for All 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																										
A.1	<div style="display: flex; justify-content: space-between;"> <div> PHA Name: Housing Authority of the City of Yakima PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission </div> <div> PHA Code: WA042 <input type="checkbox"/> Revised 5-Year Plan Submission </div> </div> <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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Yakima Housing Authority Administrative Office 810 North 6th Avenue Yakima, Washington 98902</p> <p>YHA website at www.yakimahousing.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> <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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																										
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>YHA's mission is "building stronger communities through our commitment to safe and affordable housing".</p>																																										

B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.</p> <ul style="list-style-type: none"> • Continue to maintain a “high” performance rating in SEMAP • Maintain a leasing or authorized budget authority utilization rate of not less than 98% for Section 8 • Increase Section 8 vouchers through requests for incremental and/or special needs vouchers • Grow the home ownership program, utilizing Section 8 vouchers, for not less than 10 families • Continue to house homeless through 100 project-based vouchers with our community partners • Continue to lease all remaining 83 VASH vouchers in connection with the Veteran’s Affair Office • Lease the five Mainstream vouchers in coordination with the Spokane Housing Authority • Work with our community partners to establish the Foster Youth Initiative • Preserve the Family Self-Sufficiency program for at least 125 families on Section 8 • Establish Supportive Employment to augment the Family Self-Sufficiency program • Maintain compliance with all applicable program requirements
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>YHA has made progress in meeting the mission and goals in its previous 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 2019 is 93.78%. • Increase Section 8 vouchers through requests for incremental and/or special needs vouchers – YHA has applied for special needs vouchers in the past. Most recently, YHA applied for incremental increase in VASH vouchers and 50 Mainstream 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 Affair Office – YHA currently has leased 70 VASH vouchers (83 Total) and is working with the VA to lease the remaining VASH vouchers. • Begin a Family Self-Sufficiency program for at least 125 families on Section 8 – YHA is currently in its seventh year under an FSS award and has 134 families in the program. • Maintain compliance with all applicable program requirements – There were no finding during YHA’s most recent audit for calendar year 2018.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Housing Authority has implemented applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162 (VAWA)). The Housing Authority’s policies enable it to operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in its Annual Public Housing Agency Plan</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>YHA considers a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered a substantial deviation or significant amendment or modification:</p> <ul style="list-style-type: none"> • A material change in the policies regarding the manner in which tenant rent is calculated, • A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list, or • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan <p>An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plan.</p>

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached
B.7	Certification by State or Local Officials. <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. See attached

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours 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 (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																	
A.1	<p>PHA Name: Housing Authority of the City of Yakima PHA Code: WA042 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 1,142 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>Yakima Housing Authority Administrative Office 810 North 6th Avenue Yakima, Washington 98902</p> <p>YHA website at www.yakimahousing.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
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B.	Annual Plan.				
B.1	<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 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"/> 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 policy regarding earned income disallowance for those with disabilities, refined eligibility requirements for specialty vouchers, inclusion of Mainstream vouchers in YHA’s portfolio of specialty vouchers, Mainstream voucher selection and foster youth initiative.</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?</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.</p> <p>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>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached</p>				
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached</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 2019 is 93.78%. • Increase Section 8 vouchers through requests for incremental and/or special needs vouchers – YHA has applied for special needs vouchers in the past. Most recently, YHA applied for incremental increase in VASH vouchers and 50 Mainstream 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 currently has leased 70 VASH vouchers (83 Total) and is working with the VA to lease the remaining VASH vouchers. • Begin a Family Self-Sufficiency program for at least 125 families on Section 8 – YHA is currently in its seventh year under an FSS award and has 134 families in the program. • Maintain compliance with all applicable program requirements – There were no finding during YHA's most recent audit for calendar year 2018.
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 checked="" 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. 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\(4\)\(e\)](#))

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

**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 x 5-Year and/or x Annual PHA Plan for the PHA fiscal year beginning 2020 , 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

PHA Name

WA042

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2020

☒ 5-Year PHA Plan for Fiscal Years 2020 - 2025

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
Robert Ponti

Title Chairman

Signature



Date

9/25/2019

**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 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

Archie Matthews

Title

Office of Neighborhood Development Services
Manager

Signature



Date

9/30/19



"Committed to Safe and Affordable Housing"

**Resident Advisory Board Meeting:
September 18, 2019 5:30PM,
Yakima Housing Authority Office
810 N. 6th Avenue Yakima, WA**

YHA Staff present:

Lowel Krueger, Executive Director
Carlos Reyes, FSS Supervisor
Amanda Delp, Section 8 Supervisor

RAB Members

Annie Bringloe/Glenn Acres
Brenda Smith/Glenn Acres
Roxanne Basford/Glenn Acres
Valettea Murillo/YHA Family
Raymond Hernandez/YHA Family
Nora C. Lopez/Section 8
Crystal Bumpas/Section 8
Robin A. Mills/YHA Family

FSS Supervisor Reyes called the meeting to order .

Introductions were done and participants were asked to give their name and housing program, and to answer the following questions:

- Name your favorite children's story
- What do you look for in a friend?
- Who do you admire the most?

Overview of the Annual and 5 Year Plan for the Housing Authority of the City of Yakima

- Copies of the annual and 5 year plan were distributed to all RAB members.
- This year there are two plans; YHA is required to prepare a 5 year plan outlining the agencies goals and plans over the next 5 years.
- There is an additional plan and that is the annual plan.
- E.D. Krueger encouraged the group to comment or ask questions through the plan review.
- At the end of the plan, there are two additional documents; one is signed by the YHA board chair, and the other is a certification signed by the City of Yakima Office of Neighborhood Development Services Manager, Archie Matthews.
- ONDS handles the consolidated plan, which wraps up all plans, and ensures that YHA's annual and 5 year plan are in compliance with that.

5 Year Plan review

A.1

- YHA's legal name is the Housing Authority of the City of Yakima. YHA's Section 8 program operates within Yakima County and also in Kittitas County.

5 Year Plan review, con't

- YHA formerly operated up to Sunnyside, which has its own housing authority; they signed the vouchers over to YHA as the program wasn't large enough for them to operate it.
- For Kittitas County, they never received an original allocation of vouchers; they were given to YHA.
- PHA Code is WA042 (WA is for Washington State, and 042 shows YHA was the 42nd housing authority established in the state of Washington).
- PHA Plan for Fiscal Year beginning – YHA's fiscal year begins January 1st, and follows the calendar year. This plan is for January 1, 2020.
- This is for YHA's 5 year plan, and it is the initial submission of the 5 year plan, so that is what is marked.
- Availability – it will be posted on the YHA website and also is available at the YHA office upon request.
- E.D. Krueger asked if there were any questions on the A.1 section – there were none.

B.1 Mission

- Mission – The 5-year plan asks for YHA's mission for serving the needs of low-income, very low-income and extremely low-income families in the PHA's jurisdiction for the next 5 years.
- YHA's mission is "building stronger communities through our commitment to safe and affordable housing".

B.2 Goals and Objectives

- Goals and Objectives-The next portion B.3 is a progress report on the previous 5-year plan's goals and objectives.
- B.2 establishes the goals and objectives over the next 5 years
- Maintaining a "high" performance rating in SEMAP-SEMAP stands for Section 8 Management Assessment Program, and it is HUD's system of grading YHA's performance.
- Grades can be high performer, standard performer, substandard, or troubled.
- YHA is striving for the highest rating of high performer and has historically performed as one, with the exception of five years ago.
- Maintaining a leasing or authorized budget authority utilization rate of not less than 98% for vouchers-this is actually scored in SEMAP criteria, and lets YHA know if it is fully utilizing all the resources it has; YHA anticipates having 1,132 vouchers at the beginning of next year to lease.
- YHA's will have about 1,000 vouchers leased at that time, which is the goal; YHA won't have the entire 1,132 leased as it will lack the resources to do that.
- The next item is to increase Section 8 vouchers through requests for incremental and/or special needs vouchers; incremental means if HUD or congress allowed for increases to the regular Housing Choice Voucher program, YHA would apply for them to receive incremental vouchers.
- That has not happened in years; the last time it was done was prior to E.D. Krueger working for YHA for incremental vouchers.
- There have been several types of specialty vouchers; the primary one YHA has is through the VASH program, which serves veterans.
- YHA has established 83; this particular round YHA received sign off from the VA Medical Facility in Walla Walla in support of YHA receiving additional VASH vouchers.

5 Year Plan review, con't

- YHA also manages 15 NED (Non Elderly Disabled) vouchers Category II, that support those coming out of an institutional settings, such as a nursing home, to be housed in a typical unit, which is less expensive than a nursing home.
- YHA takes referrals from DSHS for NED Category II vouchers.
- YHA applied for Mainstream vouchers, which are similar to NED vouchers, with an emphasis on homeless or those who are at risk of homelessness.
- YHA has a partnership with Spokane Housing Authority for 5 Mainstream vouchers, and now have a wait list of over 100 applicants, so YHA applied for 50 vouchers.
- YHA would be required to lease 80% within 1 year, which precluded applying for 100 Mainstream vouchers.
- YHA is comfortable with the partnerships in place with Yakima Neighborhood Health Services, Consistent Care, Aging and Long Term Care, and DSHS itself.
- Family Unification Program vouchers serve youth coming out of foster care, or families that can't be unified with their children after completing all requirements due to the lack of safe housing.
- YHA has applied four different times for these vouchers, and has been denied every time.
- Another way to help is through the Foster Youth Initiative, which is for agencies who lack a FUP voucher program.

Q. Does it have anything to do with the questionnaires sent out by the school districts asking if people are living in their cars?

A. No that is for a different purpose and doesn't have anything to do with this program.

Q. Foster care is said to be shutting down in certain areas; there was an instance where the foster children were moved from Federal Way to Yakima, and is now struggling.

A. This is the first E.D. Krueger has heard about it. YHA has been collecting data to move forward.

- YHA has committed 100 project based vouchers to outside agencies; YNHS, Central Washington Comprehensive Mental Health, Triumph Treatment, Next Step Housing and YWCA.
- This lines out YHA's commitment to continue with these partnerships through housing and also adds a case management aspect, primarily serving those individuals that have experienced homelessness.
- Continue to lease the 83 VASH vouchers in connection with the VA; YHA has all 83 vouchers but faces issues with leasing due to VA staffing.
- The VA has filled a portion of the vacant positions; 3 positions in YHA's service area have been filled, and that will help move the program forward.
- 67 vouchers have been used to date.
- YHA has applied for Mainstream vouchers on its own, but previously partnered with the Spokane Housing Authority under their regional application last round.
- Several other agencies (Tacoma HA, Bremerton HA) as a result, out of the 99 vouchers Spokane HA received, five were allocated to YHA, and all five have been utilized.

Q. What are Mainstream Vouchers?

A. They are similar to NED vouchers-applicants must be under the age of 62, have a disability, and be at risk for homelessness (or a family member) to qualify.

5 Year Plan review, con't

- YHA chose Supportive Employment which dovetails with YHA's current Family Self-Sufficiency program and could potentially help people with disabilities gain employment.
- This is a new program for YHA and we hope to have someone hired by the end of the month.
- While it is a good program for FSS participants, it could potentially extend beyond that.
- YHA is in process of hiring to fill a position for it right now; it will be funded through the 1115 Medicaid Waiver.
- There are two primary objectives from the waiver; to help with housing in some manner, and it cannot cross over into services YHA already provides.
- YHA is the first housing authority in the State of Washington to pursue this.
- The next item is to preserve the FSS program for 125 families; YHA has consistently maintained over that amount, and will have approximately 136 to 137 participants in the program as of October.
- The next item is to work with community partners to establish the Foster Youth Initiative.
- The Foster Youth Initiative program is similar to FUP.
- These vouchers are utilized one for one; when a referral is sent, the individual receives a voucher.
- When the individual fails to qualify or times out after three years, that voucher doesn't stay with the community, but can be reutilized by YHA.

Q. And those are for youth?

A. Yes, ages 18-25.

Q. And who would refer?

A. Referrals must go through DSHS; YHA met with the Casey Family Foundation, Yakima Neighborhood Health, Rod's House, and DSHS. An MOU must be created, and once it is established, prioritizing must be done, as there are only 25 vouchers per calendar/fiscal year. Once the list is received, an email will be sent to HUD, saying whom the voucher will be used for, and it is added to the list.

Q. People for People now serve youth as well, could they supply referrals to DSHS?

A. If they would qualify for the program, yes. Outreach wasn't done to People for People. It would be a good idea to recruit them as they handle transportation, among other programs.

- The last item in this section is to maintain compliance with all applicable program requirements; YHA monitors this through the annual audit. There were no findings in the current audit, which will be discussed later.
- This completes Section B2, Goals and Objectives section of the 5 year plan.

Q. Who are your main community partners?

A. An outside organization for referrals or to provide services.

Q. Are the Union Gospel Mission or People for People community partners?

A. The Union Gospel Mission Executive Director and E.D. Krueger serve on several boards together; the community lacks intermediary housing or permanent housing that people can be referred to, and that is a struggle for UGM. YHA tries to work with as many community agencies as possible.

B.3 Progress Report

- This section reviews what YHA has done in the last 5 years.
- Continue to maintain a "high" performer rating in SEMAP; YHA currently has that designation.

5 Year Plan review, con't

- Maintain a leasing or authorized budget authority utilization rate of not less than 98% for Section 8; YHA is currently utilizing approximately 94% of its funding.
- YHA has been working hard on leasing and has several vouchers searching; utilization is anticipated to be at 100% by year end.
- Increasing Section 8 vouchers through requests-as previously stated, YHA applied for specialty vouchers, the most recent ones were incremental increase to VASH vouchers and the 50 Mainstream vouchers.
- Beginning a Homeownership program utilizing Section 8 vouchers for not less than 10 families-YHA is looking to maintain that goal.

Q. What is that exactly?

A. This program provides assistance in buying a house; it is a challenge for participants to find a suitable home to buy. Instead of paying a portion of the rent, Section 8 provides assistance paying for a mortgage. For instance, if you have a 20 year mortgage, Section 8 would help pay for 15 years.

Q. So this is something different than FSS?

A. Yes-it is a totally different program than FSS. YHA's long vision for this is that YHA owns some land and are looking to establish single family homes for homeownership. Then those engaged in the FSS program, who have participated in credit repair, increased employment and are ready to take the leap into homeownership, could potentially purchase one of the homes, with YHA providing assistance working through the financial aspects. YHA has an architect on staff, but funding sources need to be determined. It may take a year or two to get the program up and running.

Q. At a RAB meeting, we discussed working with Habitat for Humanity.

A. It has been discussed in the past, but it becomes a priority issue. From YHA's standpoint, it would either be with Habitat or Catholic Charities. Catholic Charities is mostly building outside the City of Yakima. YHA's Homeownership program would build in the city. As the builder, YHA should be able to match everything up.

Q. And there is also Perry Tech, they have students learning to build homes.

A. Yes, YHA has been in contact with Perry Tech staff.

Q. There are also the students at YV Tech.

A. Yes, that would be a good resource and YHA hasn't talked to them yet.

- Continue to House the Homeless-in the past it was 75 vouchers, that continues on.
- Continue to lease the remaining 78 VASH vouchers-YHA has leased 70 out of the 78.
- The FSS program has 134 participants, and will be higher into October.
- Under compliance, there were no findings during YHA's most recent audit.

B.4 Violence Against Women Act Goals

- YHA has implemented applicable provisions of the VAWA and Dept. of Justice Reauthorization Act of 2005. YHA policies enable it to operate programs to serve the needs to child and adult victims of domestic violence, dating violence, stalking as and to the extent such programs are described from time to time in its Annual Public Housing Agency Plan. If someone comes to YHA and has any of those issues, YHA will work on relocation.

B.5 Significant Amendment or Modification

- The same significant amendment language has been listed for an extended period of time now.
- If any of these aspects take place, YHA would discuss the change with the residents and the public.
- This portion defines what constitutes a material change

5 Year Plan review, con't

B.6 Resident Advisory Board Comments

- This section asks if YHA staff met with the Resident Advisory Board members, and it is marked "yes", minutes are being taken to record the comments of the RAB members.

B.7 Certification by State or Local Officials

- Certification by the City of Yakima, Office of Neighborhood Development Manager, Archie Matthews, is required.

Q. So this hasn't been signed yet?

A. YHA needs to get the input from the RAB members, and a public hearing will be held at the board meeting next week. After that, it will go before the board and be signed.

2020 Annual Plan

A and A.1

- The annual plan is very similar to the five-year plan; YHA's name and identifying code, it also starts January 1, 2020.
- One difference is that it asks about the Annual Contributions Contract (ACC), how many vouchers does YHA have and/or how many Public Housing units.
- Just a reminder, YHA no longer has any Public Housing units, they've all been converted to Housing Choice Vouchers.
- YHA anticipates starting 2020 with 1,132 vouchers on contract; that number may change.
- That number could change, if HUD provides additional VASH vouchers, or the Mainstream vouchers prior to the beginning of the calendar year.
- Both the five year and the 2020 annual plans will be available on the YHA website and at the office.

B.1 Revision of PHA Plan Elements

- This section asks about revisions since the last plan submission, and YHA has; The boxes are marked for deconcentration and other policies that govern eligibility, selection and admissions and operation and management.
- Under (b), there is a description of what was changed (changes are done by board authorization).
- The admissions and occupancy policy was changed and the policy was revised regarding earned income disallowance for those with disabilities, eligibility requirement were refined for specialty vouchers, Mainstream vouchers were included due to the program YHA is involved with in conjunction with the Spokane Housing Authority, and changed most recently for Mainstream voucher selection and for the Foster Youth Initiative, as YHA prepares to apply for them.
- Those are the things that were changed last year and they are related to updating or adding programs.

B.2 New Activities

- Under new activities, it is asking if YHA anticipates project basing additional vouchers and we do not,
- Therefore it is marked as not applicable.

B.3 Most Recent Fiscal Year Audit

- Most recent audit, were there any findings?
- There were no findings, so that is also marked not applicable.

B.4 Civil Rights Certification and

B.5 Certification by State or Local Officials

- As described previously.

2020 Annual Plan, con't

B.6 Progress report

- Progress report-this is the same as what was discussed in the five year plan.

B.7 Resident Advisory Board Comments

- This is marked yes as a RAB meeting was held and the members did provide comments which are recorded in the minutes.

Certifications

- The last two pages are the civil rights certification and the certification of consistency with the Consolidated plan.
- As you can see, YHA has made some changes under goals and objectives by adding Supportive Employment and the Foster Youth Initiative.

Q. What is the Supportive Employment part? Is it the same as consistent care?

A. It is similar to that, what is envisioned is YHA will work in house to make connections with other agencies, and do an employment assessment, in order to match them up for employment placement. YHA is hiring in house, as sometimes under referrals to other agencies, they are lost. By bringing it in house, communication is more efficient, progress can be monitored and feedback can be provided.

It is a brand new program, and if it works well, it will be expanded.

Q. What are your expectations for the RAB members? Should they review the plan and attend the board meeting to comment?

A. You are not required to attend the meeting, but if you see something important that you would like to add, write down your comment and forward it to YHA. YHA will either include your comment or respond to it in some way. The point of meeting with the RAB members is to review the process, and what YHA is considering, what our intent is, and our particular goals and objectives. The Resident Advisory Board is something YHA wants to maintain throughout the year, to provide updates as to what is going on, and get input and feedback as to what you as residents are seeing on your end, and what we can do in terms of policies, procedures and programs we are working through, throughout the year, and not just in regards to the annual plan.

Q. What are the kinds of things that are really beneficial?

A. This is really more specific to the Section 8 program itself. HUD would like to see how YHA is going to manage that program. From the RAB standpoint, you are not viewed as Section 8, but as a Glenn Acres resident, your feedback is important too.

Q. I would like to get a better understanding of YHA, I don't feel like I'm helpful. I would like to feel like I'm connected somehow.

A. Some residents, such as Nora, has attended many of these meetings over time. This is your first meeting reviewing the annual and five year plans.

Q. I would like to read more about YHA and the housing.

A. One thing I would suggest, is if you have access to the internet, google HUD Annual Plan, it will take you to the web page where these documents are located, and provide a more general description of the plans, and why they are necessary.

Q. I just feel like I come to the meetings and am eating your food and I don't understand.

A. Nora has been attending for 9 years, as you come to the meetings more, you will understand better.

Q. This program has benefitted my family and myself quite a bit. I was on the waiting list for three years. They called to ask if I was still interested. At that time, I had student loans, and couldn't draw out any more money. I had \$50 in my pocket, with two kids aged 3 and 4, and didn't know what to do. We were going to be homeless and I didn't know where to turn. It was a Friday, and I had to be out of my housing. Then I got the call from YHA. Based on my income, my rent was \$50. It's a great program. Since I've been on the program, I graduated and received my AA degree in chemical dependency, I interviewed for a job with Yakima Valley Farmworkers Clinic and will know in two weeks. I was the first person they contacted.

Next RAB Meeting

- The next RAB meeting will be held November 20, 2019 at 5:30 p.m.

Respectfully submitted by:

Sally Shelton,
Recording Secretary

SIGN IN

