

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.
 - Community Service and Self-Sufficiency Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Asset Management.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Financial Resources- Current year financial resources anticipated to be available are:

1. <u>Federal Grants</u>	
Public Housing Operating Subsidy AMPWA004000001	\$ 221,275
Public Housing Operating Subsidy AMPWA004000002	264,275
Public Housing Capital Fund '16	354,943
Housing Choice Voucher Program-estimated 2016 HAP+Program Reserves	3,583,300
Housing Choice Voucher Program –estimated administrative fees	377,124
HUD Family Self Sufficiency Grant	94,170
HUD Self-Help Opportunity Program (SHOP) – 2015, 2016 earmarks	150,000
USDA Rural Development 523 Technical Assistance Grant	264,448
HUD Supportive Housing Program Grant	173,200
2. <u>Prior Year Federal Grants</u> (unobligated funds only)	
Public Housing Capital Fund '14	250,000
Public Housing Capital Fund '15	349,229
3. <u>Dwelling Unit Rental Income</u>	
Public Housing AMP WA004000001	263,882
Public Housing AMP WA004000002	471,375
USDA Rural Development – Wildwood Terrace (includes USDA 515 Assistance)	395,000
USDA Rural Development/HUD – Peninsula Apartments (HUD MF Section 8)	265,000
Homestead Apartments	94,108
Eklund Heights	80,000
Sunbelt Apartments	86,000
4. <u>Other Income</u>	
State Tenant Based Rental Assistance (TBRA)	<u>230,000</u>
Estimated Total Resources	\$7,967,329

Operation and Management - The Housing Choice Voucher Administrative Plan was amended to reflect the agency will use a lottery based waiting list selection process beginning in 2016.

The Peninsula Housing Authority’s Strategic Plan can be found on the agency’ website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362

The Peninsula Housing Authority’s Annual Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362

The Peninsula Housing Authority’s 5-Year Capital Improvement Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362

The Peninsula Housing Authority’s Admissions and Continued Occupancy Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Terrace Office 114 E. 6th Street, Port Angeles, WA 98362

The Peninsula Housing Authority’s Housing Choice Voucher Administrative Plan can be found on the agency’s website at www.peninsulapha.org, at our administrative offices 2603 S. Francis Street, Port Angeles, WA 98362 and the Jefferson County Office 5210 Kuhn, Port Townsend, WA 98368

(c) The PHA must submit its Deconcentration Policy for Field Office review. Not applicable pursuant to 24CFR 903.2(b)(2)(iii)

<p>B.2</p>	<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"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>As noted in previous Annual Plan submissions, Mt. Angeles View Family (MAV – WA004-00001) public housing has a City of Port Angeles approved Redevelopment Master Plan. In January 2016 six (6) units were approved for demolition by the Special Applications Center (SAC) for the installation of infrastructure in support of the Master Plan. 5 of these 6 units are currently occupied and those tenants will be provided individualized relocation services. The units are expected to be vacant in July 2016. In February 2016, the agency was awarded an allocation of 9% Tax Credits for the construction of the MAV Master Plan Phase I. The initial 6 units approved for demolition by the SAC will be coupled with an additional 27 public housing units at MAV for a Demolition/Disposition Application to the SAC creating a total of 33 public housing units being disposed of to the tax credit partnership for demolition and rebuilt as a mixed finance project. As part of the partnerships' demolition process, each household will be provided with an individualized relocation plan assisting them in their move. The partnership will replace the 33 public housing units one for one and build an additional 30 tax credit units that will include set asides for disabled households and homeless households with children. Demolition of the 33 units should occur near the end of 2016. The 63 tax credit partnership units are scheduled for occupancy beginning in December 2017 through March 2018. All displaced households will receive first opportunity to occupy the new units. MAV Phase 1 will also provide the area for a relocated and expanded Boys and Girls Club on site.</p> <p>Of the agency's 610 Housing Choice Vouchers, 31 are in the Homeownership program and 88 are project based. There are 14 scattered site project based vouchers used in conjunction with the Washington Families Fund program and 74 located at the following properties – Lee Plaza, Homestead Apartments, Maloney Heights Supportive Housing, Catherine of Sienna Homeless Housing, Cornerstone Supportive Housing, Northwest Passage Supportive Housing and The Outpost VA Homeless Supportive Housing . The agency will be publishing a Request for Proposals in 2016 to select a partner for approximately 20 project based vouchers to be used for the support of homeless families with children and disabled households. The purpose of the agency's project based program is to assist the most vulnerable populations in the communities we serve as well as the partner agencies providing them with supportive services.</p> <p>We continue to complete water service, kitchen and bath upgrades at the Manor Senior- Young Disabled property. Units are taken off line during the modernization process with residents of any occupied units being provided with relocation assistance. Four units are expected to be completed during the next fiscal year.</p>
<p>B.3</p>	<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.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Mission of the Peninsula Housing Authority is to promote safe, affordable housing and foster effective partnerships that help meet that goal.</p> <p><u>Update on Strategic Plan Goals</u></p> <ol style="list-style-type: none"> 1. Redevelopment <u>Mt. Angeles View WA004-00001</u> –Phase 1 of the City of Port Angeles approved Redevelopment Master Plan has received funding through a 9% Low Income Housing Tax Credit allocation, Washington State Housing Trust Funds, City of Port Angeles Community Development Block Grant funds, Clallam County 2060 funds and Public Housing Capital Funds. Relocation of 33 households and demolition of the 33 public housing units will occur in 2016/17 with construction beginning in late 2017. At build out Phase 1 will include 33 replacement public housing units and 30 tax credit units. We are working with the Boys and Girls Club – Mt. Angeles View Chapter for the development of their new clubhouse. The infrastructure improvements completed for Phase 1 will be adjacent to the site dedicated for the new clubhouse as well as the sites for the future Community Learning Center and Senior Housing complex, providing them with connections to streets, sidewalks, water, sewer, electric and storm water. <u>Sunbelt Apartments</u> – The projected sale during 2015 to the local non-profit organization did not occur. Instead we master leased the units to the non-profit and they are using them in their supportive housing program. We continue to work toward a future sale of Sunbelt to the non-profit possibly in late 2016 or 2017. 2. Acquisitions and Development <u>Lincoln School Building</u> – the agency is in the due diligence phase reviewing the potential conversion of the Lincoln School Building in Port Townsend from school use to tax credit affordable senior housing. Initial investigation during the first half of 2016 will determine if the project is a financially viable housing opportunity. If it proves to be viable, we will proceed with development plans and funding applications for the project in 2016 and 2017. <u>Mutual Self-Help Housing</u> – the agency continues to build 8-10 single family homes annually in Clallam and Jefferson counties through the Mutual Self-Help Housing Program operated in conjunction with USDA Rural Development. The PHA’s first group of homes in Port Townsend will be complete in 2016. <u>Eklund Heights II</u> – the 37 unit multi-family parcel of land located in the Eastern Urban Growth Area of Port Angeles is being held in the Washington State Housing Finance Commission Land Acquisition Program until development funding becomes available. 3. Partnerships – The agency continues to work expanding housing opportunities with our partners to serve both Clallam and Jefferson counties. 4. Fiscal Sustainability – we regularly evaluate opportunities to improve operating efficiencies, diversify the agency’s portfolio, and seek funding resources to reduce the impacts when grants are lost or reduced 5. Management Systems – we continue to invest in employee training opportunities, improving client opportunities and employee job satisfaction. The continued expansion of the agency’s housing and accounting systems will afford greater efficiencies within the agency.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? N/A There is not a Resident Advisory Board at the agency due to lack of interest. However all units at all public housing properties were posted with an invitation notice regarding resident participation on the agency plan. Comments and analysis are attached for review.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<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.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form- 50075.2 approved by HUD on 04/13/2015.</p>
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