

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Peninsula Housing Authority</u> PHA Code: <u>WA004</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>237</u> Number of Housing Choice Vouchers (HCVs) <u>630</u> Total Combined <u>880</u> 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

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

(c) If the PHA answered yes for any element, describe the revisions for each element below:

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

1. <u>Federal Grants</u>		
Public Housing Operating Subsidy AMPWA004000001		\$ 290,688
Public Housing Operating Subsidy AMPWA004000002		296,075
Public Housing Capital Fund '18		355,471
Housing Choice Voucher Program-estimated 2018 HAP+Program Reserves		3,250,000
Housing Choice Voucher Program –estimated administrative fees		440,500
HUD Family Self Sufficiency Grant		94,170
HUD Self-Help Opportunity Program (SHOP) – 2017, 2018 earmarks		150,000
USDA Rural Development 523 Technical Assistance Grant		260,000
2. <u>Prior Year Federal Grants</u> (unobligated funds only)		
All prior year grants obligated		
3. <u>Dwelling Unit Rental Income</u>		
Public Housing AMP WA004000001		195,000
Public Housing AMP WA004000002		485,000
USDA Rural Development – Wildwood Terrace (includes USDA 515 Assistance)		425,000
USDA Rural Development/HUD – Peninsula Apartments (HUD MF Section 8)		290,000
Homestead Apartments		110,000
Eklund Heights		79,000
Sunbelt Apartments		94,000
4. <u>Other Income</u>		
State Tenant Based Rental Assistance (TBRA)		<u>135,000</u>

Estimated Total Resources

\$6,949,904

The Peninsula Housing Authority’s Strategic 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 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

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

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<p>B.3</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 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. <u>Redevelopment</u> <u>Mt. Angeles View WA004-00001</u> –Phase 1 of the City of Port Angeles approved Redevelopment Master Plan is under construction with new units scheduled for occupancy during this fiscal year. <u>Sunbelt Apartments</u> –We continue to work toward a future sale of Sunbelt to the non-profit possibly in 2018. 2. <u>Acquisitions and Development</u> <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 next groups will be building in western Port Angeles and Forks, both in Clallam County. <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. We expect to begin the site planning process and reviewing funding options during this fiscal year. 3. <u>Partnerships</u> – The agency continues to work expanding housing opportunities with our partners to better serve both Clallam and Jefferson counties. 4. <u>Fiscal Sustainability</u> – we regularly evaluate opportunities to improve operating efficiencies, diversify the agency’s portfolio, and seek funding resources to reduce the impacts when program funding is reduced 5. <u>Management Systems</u> – 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 style="text-align: center; font-size: 100px; opacity: 0.3;">DRAFT</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 <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>C.3</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>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>C.4</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>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>D.1</p>	<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. See HUD Form- 50075.2 approved by HUD on 04/13/2016.</p>

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2018 Annual Resident CAP Fund Meeting January 19, 2018

Meeting was called to order by Sarah Martinez at 2:00pm.

In attendance were Sarah Martinez, Amy Riggins, Lisa Worthey, Janis Carpenter and Carla Sue from the Housing Authority, 14 tenants from the Manor and 1 tenant from the Villa and 1 from the Terrace.

Items discussed by residents/agency response:

Manor-

- The outside of the building needs to be cleaned. *Cannot be pressure washed due to potential moisture problems at windows because of design. Need to find someone to scrub the outside of the building. Property management and maintenance staff locating firm that can address the outside maintenance of building*
- Floor in the Lobby needs to be replaced. *To be included in the Capital Plan budget*
- Would like another laundry facility added. Perhaps space from community room or use the old cart room. *Cap Fund staff to begin planning and will include in budget at appropriate time.*
- Would like a sink in the laundry room and possibly a small table. *Cap Fund staff to review request to determine if workable due to accessibility concerns.*
- Fan in the Elevator. *Property staff to contact elevator company*
- Put a light in Smoke Shack. *Property Maintenance staff to address*
- Rust in water. *Water lines being replaced as part of unit rehab project. Property Maintenance staff will review specific unit in question.*
- Bathroom sinks. *Part of unit rehab project.*

Villa-

- New gutters at Villa. *To be included in Capital Fund budget*
- New concrete parking area at the back. *Cap Fund staff to review and will place in budget if needed.*
- Smoke Shack will have to be moved to meet HUD regulations. Light installed in Shack. *Property management and maintenance staff will handle*
- Expand/change the Laundry facility. *Under review as part of ADA unit upgrade for the property*
- Apartments Doors. *Style of doors is concern. New doors will be provided when needed as funds are not available for cosmetic upgrade purposes*
- Back door to alley is very loud. *Property Maintenance staff will repair*

Terrace-

- Paint outside of building. *Will be included in the Capital Fund budget*

- Put a light in Smoke Shack. *Property Maintenance staff will handle*
- Wall shelving in bathrooms (ex: above toilet) *Not in Capital budget.*
- Would like a couch/chairs for TV room (so they don't have to drag their own furniture in) *Property management staff to review and procure*
- Can they get more handicap/accessible parking spots to make up for the two taken when the Smoke Shack was installed? *Due to site constraints, unable to increase the number of accessible parking spots as the site currently meets the 5% accessible parking allocation threshold*
- Alcoves are not being utilized but to store grocery carts. Perhaps a storage space can be installed that people can rent? *Not able to convert to storage due to code implications*
- Clean windows. *Property maintenance will begin in spring*
- Stackable washers and dryers or hookups to provide their own. *Units do not have space for stackable units and agency provides community laundry facilities at each building.*

All Buildings:

- Audio/Video to see who is at the front of the building trying to get in. *In 5 Year Plan for audio upgrade*
- Camera systems and Key Card systems to be accessible to view from any PHA office. Possibly can put into 5 year plan to increase security. *Currently in bid process for some upgrades from operating budgets*
- Wireless Internet. (Sarah to look into it with WAVE.) AI may be able to install range extenders. (There is also low cost internet for low income through Centurylink). *Property Management staff handling*
- Space for emergency items in case of a disaster. Put something in place for residents in case of an emergency. *Agency has emergency plans in place for each property. Property Management staff to coordinate meeting with county emergency management agency to assist residents in creating individual unit emergency kits.*
- New refrigerators *Purchased as needed*
- New closet doors (esp. the Terrace) *Budgeted for replacement*
- New Secure glass entry doors at each building *In bidding process*