

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
--	---	--

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>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>270</u> Number of Housing Choice Vouchers (HCVs) <u>635</u> Total Combined <u>905</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%;"> <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> </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:																	
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:																											

B.	Annual Plan Elements																																										
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 PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</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) The PHA must submit its Deconcentration Policy for Field Office Review. Not applicable pursuant to 24CFR 903.2(b)(2)(iii)</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Financial Resources- Current year financial resources anticipated to be available are:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">1. Federal Grants</td> </tr> <tr> <td>Public Housing Operating Subsidy AMPWA004000001</td> <td style="text-align: right;">\$ 280,000</td> </tr> <tr> <td>Public Housing Operating Subsidy AMPWA004000002</td> <td style="text-align: right;">310,000</td> </tr> <tr> <td>Public Housing Operating Subsidy AMPWA004000003</td> <td style="text-align: right;">95,000</td> </tr> <tr> <td>Public Housing Capital Fund '19</td> <td style="text-align: right;">660,226</td> </tr> <tr> <td>Housing Choice Voucher Program-estimated 2017 HAP+Program Reserves</td> <td style="text-align: right;">3,650,000</td> </tr> <tr> <td>Housing Choice Voucher Program –estimated administrative fees</td> <td style="text-align: right;">480,000</td> </tr> <tr> <td>HUD Family Self Sufficiency Grant</td> <td style="text-align: right;">94,170</td> </tr> <tr> <td>HUD Self-Help Opportunity Program (SHOP) – 2017, 2018 earmarks</td> <td style="text-align: right;">150,000</td> </tr> <tr> <td>USDA Rural Development 523 Technical Assistance Grant</td> <td style="text-align: right;">350,000</td> </tr> <tr> <td colspan="2">2. Dwelling Unit Rental Income</td> </tr> <tr> <td>Public Housing AMP WA004000001</td> <td style="text-align: right;">235,000</td> </tr> <tr> <td>Public Housing AMP WA004000002</td> <td style="text-align: right;">490,000</td> </tr> <tr> <td>Public Housing AMP WA004000003</td> <td style="text-align: right;">165,000</td> </tr> <tr> <td>USDA Rural Development – Wildwood Terrace (includes USDA 515 Assistance)</td> <td style="text-align: right;">440,000</td> </tr> <tr> <td>USDA Rural Development/HUD – Peninsula Apartments (HUD MF Section 8)</td> <td style="text-align: right;">310,000</td> </tr> <tr> <td>Homestead Apartments</td> <td style="text-align: right;">130,000</td> </tr> <tr> <td>Eklund Heights</td> <td style="text-align: right;">79,500</td> </tr> <tr> <td colspan="2">3. Other Income</td> </tr> <tr> <td>State Tenant Based Rental Assistance (TBRA)</td> <td style="text-align: right;"><u>279,000</u></td> </tr> <tr> <td style="text-align: right;">Estimated Total Resources</td> <td style="text-align: right;">\$8,197,896</td> </tr> </table> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the Agency and which require formal approval of the Board of Commissioners. This includes:</p> <ul style="list-style-type: none"> Any significant change to PHA's Admissions and Continued Occupancy Policy or Administrative Plan that involves rent or admissions policies. If PHA changes the planned use of funds that exceeds 20% of the total annual budget. As part of the Rental Assistance Demonstration (RAD), PHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items: <ul style="list-style-type: none"> The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion. <p>PHA will meet the following requirements when making significant amendments to the plan:</p> <ul style="list-style-type: none"> Consultation with the Resident Advisory Board; Ensuring consistency with the Consolidated Plan as defined in 24 CFR 903.15; Public review for 45 days for any amendments or modifications; Amendment must be adopted by the PHA Board of Commissioners; Implementation of the amendment or modification will not be done until approved by HUD. 	1. Federal Grants		Public Housing Operating Subsidy AMPWA004000001	\$ 280,000	Public Housing Operating Subsidy AMPWA004000002	310,000	Public Housing Operating Subsidy AMPWA004000003	95,000	Public Housing Capital Fund '19	660,226	Housing Choice Voucher Program-estimated 2017 HAP+Program Reserves	3,650,000	Housing Choice Voucher Program –estimated administrative fees	480,000	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	350,000	2. Dwelling Unit Rental Income		Public Housing AMP WA004000001	235,000	Public Housing AMP WA004000002	490,000	Public Housing AMP WA004000003	165,000	USDA Rural Development – Wildwood Terrace (includes USDA 515 Assistance)	440,000	USDA Rural Development/HUD – Peninsula Apartments (HUD MF Section 8)	310,000	Homestead Apartments	130,000	Eklund Heights	79,500	3. Other Income		State Tenant Based Rental Assistance (TBRA)	<u>279,000</u>	Estimated Total Resources	\$8,197,896
1. Federal Grants																																											
Public Housing Operating Subsidy AMPWA004000001	\$ 280,000																																										
Public Housing Operating Subsidy AMPWA004000002	310,000																																										
Public Housing Operating Subsidy AMPWA004000003	95,000																																										
Public Housing Capital Fund '19	660,226																																										
Housing Choice Voucher Program-estimated 2017 HAP+Program Reserves	3,650,000																																										
Housing Choice Voucher Program –estimated administrative fees	480,000																																										
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	350,000																																										
2. Dwelling Unit Rental Income																																											
Public Housing AMP WA004000001	235,000																																										
Public Housing AMP WA004000002	490,000																																										
Public Housing AMP WA004000003	165,000																																										
USDA Rural Development – Wildwood Terrace (includes USDA 515 Assistance)	440,000																																										
USDA Rural Development/HUD – Peninsula Apartments (HUD MF Section 8)	310,000																																										
Homestead Apartments	130,000																																										
Eklund Heights	79,500																																										
3. Other Income																																											
State Tenant Based Rental Assistance (TBRA)	<u>279,000</u>																																										
Estimated Total Resources	\$8,197,896																																										

	<p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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 at OlyCAP 823 Commerce Loop, Port Townsend, WA 98368</p>																		
<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> <table border="0"> <tr> <td>Y</td><td>N</td></tr> <tr> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr> <td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> <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>The agency has converted 33 units of Public Housing at Sea Ridge Apartments (WA004-000003) to Project Based Vouchers through a RAD Transaction. This transaction closed in September of 2020. The PHA has been designated as a Small PHA. After significant investigation of repositioning strategies, the PHA has determined disposal of the remaining 237 units from the Public Housing program via a Streamline Voluntary Conversion (SVC) is the most viable. The SVC application includes three Public Housing Senior/Young Disabled buildings (WA004-000002) and the General Population Family Property (WA004-000001). The repositioning actions would include a mixed-finance rehabilitation of WA004-000002 and a mixed-finance redevelopment of WA004-000001.</p> <ul style="list-style-type: none"> • WA004-00001 has 67 remaining PH units which are part of a Planned Residential Development approved by the City of Port Angeles. Upon SVC approval residents would receive a TPV and could either remain in their unit or with assistance from the PHA relocate to a new unit in the community. The PHA would dispose of and demolish the units and rebuild, doubling the unit count utilizing 4% and 9% Low Income Housing Tax Credits as part of the PHA's long term redevelopment plan. The PHA would enter into a Tax Credit Partnership and retain ownership of the asset. Relocation of residents who chose to stay would occur prior to demolition. Residents would have the opportunity to return to newly constructed affordable unit. • WA004-000002 has 170 remaining PH units which currently are made up of three Senior/Disabled Public Housing projects. Approval of SVC would create the opportunity for the PHA to access Low income housing tax credits and private placement bonds to facilitate a significant rehabilitation of these projects preserving the affordable Senior/Disabled Housing in the community. The PHA would enter into a LIHTC Partnership and retain ownership of the asset. Residents would be given the option to choose between a tenant-based voucher, or a project-based voucher and have the option to stay in their unit with minimal relocation achieved through carefully organized construction on major systems. <p>All units will be designated as affordable housing for households with income at or below 60% of AML. Upon conversion of the remaining 237 public housing unit the PHA will close out is Public Housing Program.</p> <p>32 project-based vouchers were awarded under the 10% Program Cap Exception Category to OlyCAP for use in Jefferson County. These vouchers will be provided to support homeless and special needs households in a new construction mixed-finance multi-family development.</p>	Y	N	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Y	N																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
<input type="checkbox"/>	<input type="checkbox"/>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>																		
<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. Asset Management <u>Sunbelt Apartments</u> – The ownership transfer of Sunbelt to Serenity House of Clallam County occurred September 30, 2019. The property is used as Permanent Support Housing for Chronically Homeless Persons under a HUD grant. <u>Public Housing Repositioning</u> – HUD issued a Commitment to Enter into a Housing Assistance Payment for the 33 Public Housing units located in the Sea Ridge Apartments. This conversion will provide long term stability to these units. 2. Acquisitions and Development <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. 																		

	<p><u>Re-syndication of the Lee Plaza Apartments</u> – this property, a mixed-use affordable property has completed its 15 year tax credit compliance period and the agency is reviewing plans to upgrade the property via the mixed-finance/bond program to ensure long term viability.</p> <p>3. Rental Assistance and Programing – The agency continues to work expanding housing opportunities with our partners to better serve both Clallam and Jefferson counties. OlyCAP, a two county non-profit agency was awarded 32 Project Based Housing Choice Vouchers for a mixed-finance homeless/disabled property they are constructing in Port Townsend, Jefferson County, WA.</p> <p>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 program funding is reduced</p> <p>5. Administration – 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.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The Housing Authority did not have adequate internal controls to ensure it obtained and kept reasonable rent records for all tenant files. Internal controls to ensure documentation is retained have been put in place.</p>
Other Document and/or Certification Requirements.	
C.1	<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</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<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 CAP plan meeting. 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>
C.4	<p>Certification by State or Local Officials.</p> <p><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.</p>
D	<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>
D.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. 5/7/2019</p>

