PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ☑ ***5-Year*** *and/or* ☑ ***Annual PHA Plan*** *for the PHA fiscal year beginning* ***10-01-2009****, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
5. 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.
6. 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address 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 maintain records reflecting these analyses and actions.
8. For PHA Plan 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 2006-24);
   - 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 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 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. 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).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority City of Longview
PHA Name

WA007
PHA Number/HA Code

☑ 5-Year PHA Plan for Fiscal Years 2010-2014

☑ Annual PHA Plan for Fiscal Years 2010- 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
B. Jo Brewer	**PHA Board Chair**
Signature	Date 6/22/09

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Name of Authorized Official	Title
B. Jo Brewer	**PHA Board Chair**
Signature	Date 6/22/09

Attachment to PHA Plan
Challenged Elements

Source	Challenged Element		Response
Cowlitz-Wahkiakum Council of Governments and City of Longview	5.2	It is not clear where development of a new veteran's center project will be located. Line 12: Please identify the location (city, county) of the planned Veteran's Service Center	Acknowledged and will be corrected. Project will be located in Cowlitz County.
City of Longview	5.2	Line 6: Please identify the HOME award jurisdiction (local or State) Line 14: Units of planned development of supportive housing for persons with developmental disabilities and homeless families under Special Needs units should be studios or SROs.	Acknowledged and will be clarified.
Cowlitz-Wahkiakum Council of Governments	6.0	Plan does not include any amendments regarding Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures. A broadening of the HCVB preference beyond successful TBRA program participants would be beneficial to the Longview-Kelso Consortium in meeting a variety of housing needs that were identified in the 2009-2013 Consolidated Plan. Suggested additions to preferences include: Persons who are involuntarily displaced – e.g. partnering with Longview's efforts to reduce substandard housing by assisting low income tenants displaced through code enforcement; Assistance for tenants evicted without cause, such as foreclosure on the landlord's property or purchase of the unit by another party; or natural disasters; Households with an extreme housing cost burden (paying more than 50% of income for housing) who are thus at risk of homelessness; Extra-elderly (over age 75) persons with disabilities and non-elderly (under age 65) persons with disabilities had the greatest affordability needs, as identified in the Consolidated Housing Plan; Homeless persons, including participants in a "housing first" program, to relieve the bottleneck experienced by shelters and transitional housing programs	Acknowledged. No modification will be made. HCV Administrative Policy of LHA addresses Eligibility, Selection, Admission, de-concentration and wait list procedures. Transitional housing programs and HCV Administrative Policy address needs of homeless and displaced households.
Cowlitz-Wahkiakum Council of Governments	7.0	Goals for the next five years for the Section 8 Homeownership and SHARE programs are not in the document.	Listed in Plan
Cowlitz-Wahkiakum Council of Governments		What projects are planned to receive Project-Based Vouchers in Longview and Castle Rock? How many units of permanently affordable housing could our area expect through this program? Is there a formal process for assigning project-based vouchers to ensure affordability? If not, we would suggest a mechanism to be established, such as issuance of a request for proposals to local agencies in need of project-based vouchers to ensure affordability.	There is a mechanism in place to address project basing vouchers in the HCV Administrative Policy and 24 CFR 983
Cowlitz-Wahkiakum Council of Governments and City of	9.0	The first reference which cites the 2009-2013 Consolidated Plan in the first part of this section are actually those needs found in the 2004-2008 Consolidated Plan. The citation should be changed to the 2004-2008 Consolidated Plan. Under the subsection of Housing Conditions/Quality, we	Acknowledge error, and will make corrections. Acknowledged. Strategic plan calls

Attachment to PHA Plan
Challenged Elements

Longview		suggest listing the areas of Longview identified in the consolidated Plan with the greatest rehab needs: Downtown, 3rd and Broadway, Highlands, Olympia West and Tennant Way.	for 100 units per year, however goal has been impacted by current economy. Modifications can be made in the future. Board of Commissioners has addressed priority for revitalization of Longview downtown core and Highlands area.
		Plan does not cite needs in other areas and cities which LHA will provide resources and has jurisdiction	
Cowlitz-Wahkiakum Council of Governments	9.1	Housing rehabilitation is planned to benefit community appearance and to stimulate reinvestment. Please clarify how many units are estimated to be renovated and in what areas.	
City of Longview	9.1	LHA should address the de-concentration of Section 8 Vouchers within Longview Highlands Neighborhood and those areas of higher poverty neighborhoods in the Longview area. Plan should include outreach to new landlords who could provide Section 8 rental units throughout the community.	Acknowledged. No modification will be made. De-concentration is addressed in HCV Administrative Plan. LHA provides outreach to community landlords via literature, website and annual landlord workshops.
Cowlitz-Wahkiakum Council of Governments		5.2 indicates plans to construct 98 housing units over the next five years. The 2009-13 Consolidated Plan identified a very tight rental vacancy rate, which indicates that increasing housing supply, rather than subsidizing housing costs, is more effective strategy at this time. How many units are expected to be constructed within Cowlitz County and the Longview-Kelso area over the next five years?	Acknowledged, and will be clarified.
Cowlitz-Wahkiakum Council of Governments	10	Expansion of the Ready to Rent Program to reach more households would be beneficial.	Acknowledged, and will increase based on funding availability.

Attachment to PHA Plan
Resident Advisory Board Concerns

From Public via Main Office:

None

From Public via Internet:

None

From Resident Advisory Board:

Board Member

1. "I have no concerns. [Everything was explained] to my satisfaction." (SL)
2. "I am in favor of the percentage of vouchers for the Centralia project going up for the Housing Authority. It is a little concerning as to how severe the disabilities are and whether they need support. Maybe 2 of 5 units should be devoted to families that can reach self-sufficiency to help more people." (SC)
3. "I agree with the proposals concerning [attaching] vouchers for affordable housing. [I would request] care for mentally restricted individuals." (BG)
4. "Seems like very little commitment for the rewards per helping a growing area of population needs. [I would encourage] shared responsibility [between LHA and RE] with paperwork for screening." (SO)

Narrative describing our analysis of the recommendations and decisions made on these recommendations.

Concerns and recommendations from the Resident Advisory Board encourage shared responsibility (with Partner) for screening eligibility for projects as well as encouraging a level of support necessary for successful residency and increased self-sufficiency. Admissions Policy in the Administrative Plan of LHA is in place to address screening for admission to the Section 8 Voucher program. In addition, the project is intended to be permanent supportive housing for the developmentally disabled population.

Attachment to PHA Annual Plan

Longview Housing Authority has implemented all parts of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA) as provided in PIH Notice 2006-23 dated 6/23/2006.

This act prohibits the eviction of, and removal of assistance from, certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 USC 13925).

As required, Longview Housing Authority provided written notice with complete listing of tenant and owner rights to all participants, owners and property managers that are active participants on the Section 8 program or any other programs administered by Longview Housing Authority. In addition, LHA has modified its Administrative Plan to include definitions, requirements for notification and victim documentation, perpetrator removal or documentation of Rehabilitation and PHA confidentiality requirements.