

5.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ol style="list-style-type: none"> 1) Expand the supply of assisted housing low-income, very low-income and extremely low-income families: a) apply for additional rental vouchers; b) apply for rental assistance, security and utility deposit assistance for homeless families; c) leverage private or public funds to create additional housing opportunities to acquire or build new units or developments. <u>Progress since last 5-year plan:</u> a) successfully applied and received state rent buy down assistance for 12 units at PHA owned project for a period of 5-years; b) successfully apply and receive State HOME TBRA targeting homeless families for rental and deposit assistance; funding from \$250,000 to \$300,00 for the current funding year; c) current partnership with Aging & Adult Care of Central Washington to make application for a HUD 202 housing for elderly; and five current acquisition projects in process; two Farmworker housing projects projected to close within 12 months and three USDA RD Multi-family projects in the beginning stage of acquisition. 2) Improve the quality of assisted housing: a) improve voucher management, b) increase customer satisfaction, c) improve management functions, and d) provide replacement vouchers. <u>Progress since last 5-year plan:</u> a) continue as high performing agency (SEMAP); b) continue to advocate for tenants rights and assist both tenants and landlords when problems arise; c) continue high lease up rates and inspections through training and positive reinforcement; and d) there have been no opt-outs of rental assisted housing and therefore no requests for replacement vouchers. 3) Increase assisted housing choices: a) conduct outreach efforts to potential voucher landlords, b) increase voucher payment standards, and c) work with partner social service agencies and other rental assisted program. <u>Progress since last 5-year plan:</u> a) ongoing efforts are continually drawing new landlords to the voucher program; b) the voucher payment standards have continued at 110% for 0-2 bedroom vouchers and 100% for 3+ bedroom voucher families; and c) provide security and utility deposits through TBRA Program for homeless families moving into any type of rental assisted units through partnerships with other service agencies and USDA RD and HUD subsidized properties as well as tax credit properties. 4) Promote self-sufficiency and asset development of assisted households: a) use of WA State HOME TBRA Program targeting homeless families with children, homeless elderly and homeless disabled families; and 2) partner with other Okanogan County Service Agencies to provided these services. <u>Progress since last 5-year plan:</u> a) PHA has successfully received the maximum funding for continued HOME TBRA program with and increase of \$50,000 for this contract year; and b) continued partnering with other Okanogan County Service Agencies has provided services such as health care, mental health care, budgeting, family development, food stamps, food bank and home delivery of food, transportation, job training, etc. 5) Ensure equal opportunity and affirmatively further fair housing: a) ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability; b) provide suitable living environment for families living in assisted housing , regardless of race, color, religion, national origin, sex, familial status and disability; c) ensure accessible housing to persons with all varieties of disabilities regardless of unit size requirement. <u>Progress since last 5-year plan:</u> provide fair housing and tenant land-lord laws booklets to voucher holders, landlords and general public; refer low-income families to free legal services for land-lord tenant issues; provide Fair Housing Training with HUD Spokane Office for general public; provide Fair Housing Training for PHA staff; provide extra bedroom voucher for live-in caregivers and partner with a faith based non-profit for physical labor and often supplies to make assisted housing accessible with ramps, grab bars, etc. 6) Promote and develop of special needs housing for families and individuals. <u>Progress since last 5-year plan:</u> 1) Continued high lease-up of 5-Year MainStream Voucher Program with use of TBRA security and utility deposits; 2) partnering with Aging & Adult Care of Central Washington to make application for HUD 202 Housing for the elderly in the City of Omak; 3) providing rental assistance vouchers (both Sec 8 & TBRA) to Okanogan Behavioral Health Services Supportive, Therapeutic Housing which will open March 2010; 4) partnering with Okanogan Behavioral Health Services to make application for HUD 811 Housing for the disabled to be built in the City of Omak. 7) Promote and develop of agricultural housing for families and individual farm workers. <u>Progress since last 5-year plan:</u> In the final stages of acquiring two existing Farmworker projects, one in the City of Omak the other in the City of Brewster.
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: On 8/11/09 the PHA made two revisions to the Section 8 Administrative Plan (Resolution 2009-07): 1) the PHA amended Chapter 4, Establishing Preferences, to include 2 new local preferences: a) families with a household member who is terminally ill and who wishes to lease in place, and b) families receiving tenant based rental assistance under another Federal or State Program with a term limit, who are still income eligible, in compliance with said programs, and who are working toward self-sufficiency or may become homeless due to the term limitation of said program; and 2) the PHA amended Chapter 5, Subsidy Standards, to delete the guidelines for determining the maximum subsidy standard allowing the property owner and/or family to make that determination, to redefine the guidelines regarding children of opposite sex over the age of five and children temporarily out of the home because of placement in foster care.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The public may obtain copies of the 5-Year and Annual PHA Plan at the main office of the PHA, 110 Oak Street, Okanogan WA 98840 or by email request to: claudia_ocha@communitynet.org</p> <p>The following Supporting Documents are available for review at the PHA main office, 110 Oak Street, Okanogan, WA 98840: PHA Certification of Compliance with PHA Plans and related regulations and Board Resolution State Government Certification of Consistency with the Consolidated Plan Section 8 and TBRA Administrative Plans Results of Section 8 Management Assessment System (SEMAP) Apartment Management Plans Audited Financial Reports</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> NA</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. NA</p>

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. NA</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NA</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>For many families residing in Okanogan County, income has not kept pace with rising costs in either the rental market or home sales market. The ability to obtain safe, affordable and quality housing remains elusive for the working poor and recipients of Social Security, TANF, and General Assistance Grants. As a result, they pay a disproportionate percentage of their income on housing leaving them at constant risk of becoming homeless. Rental assistance is a necessity in many cases, particularly for those with chronic homelessness, displacement and potential eviction because of inability to pay rent. This housing assistance can take one of two forms: project based or tenant based rental assistance. Both forms of subsidies are needed, as there is an inadequate inventory of reasonably priced housing. As evidenced by the 610 families on the PHA Waiting List for tenant based rental assistance; 93 of which have third party documentation of homelessness. There simply is not enough federal, state, and local subsidized housing units or tenant based rental assistance available to provide all those who need it with decent, stable, affordable homes.</p> <p>Both external and internal pressures are affecting the quality, quantity and availability of housing of all types, especially affordable housing. Dominant among the barriers to access are: 1) the considerable aging of the existing housing stock, 2) the comparatively low area median income seen in Okanogan County which contributes to a high proportion of persons utilizing public assistance programs, 3) the influx of persons from outside the county (from both the upper and lower income segments of the population) that puts pressure on real estate and housing values and availability, most notably affordable housing. Okanogan County median household income in 2009 averaged \$45,100; 60% of the 2009 state median income. This has significant implications on the need for and development of affordable housing, both rentals and for purchase. No significant change is envisioned in median household income in the foreseeable future unless the underlying economic base changes.</p> <p>Of an estimated 14,978 county households in 2005, an estimated 4,645 are rental units (31%). There is at least one subsidized apartment project in each of the 8 larger cities in Okanogan County. These apartment projects provide 583 units, 426 of which offer rental assistance; all have waiting lists. Many of these projects were built in the 1970's and 1980's and therefore have inadequate accessibility. There are no HUD 202 projects for the elderly, nor are there any HUD 811 projects for the disabled. Our county has a large elderly and/or disabled population, and this population continues to grow; based on the current Okanogan Housing Needs Assessment It has been projected that thousands of new and replacement units will be needed over the next ten years</p>

Strategy for Addressing Housing Needs. Provide a brief 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

9.1

- 1) Increase the availability of safe, affordable and quality housing by: A) expanding the supply of assisted housing through additional rental vouchers, leveraging private or other public funds to create additional housing opportunities, and acquire or build units or developments; B) continue to provide rental assistance preferences to victims of domestic violence and other families displaced through no fault of their own; and C) homeless families and individuals the TBRA Program is meeting the short-term goals by providing rental assistance and/or deposit assistance to provide safe, affordable and quality housing.
- 2) Improve the quality of subsidized housing through improved voucher management, increasing customer satisfaction, and concentrating on efforts to improve specific management functions; e.g. public housing finance, voucher unit inspections.
- 3) Increase subsidized housing choices by conducting outreach efforts to potential voucher landlords, increasing voucher payment standards, preserving existing USDA RD projects as they become available through opt-out or transfer options.
- 4) Target available assistance to families at or below 30% of AMI: A) 75% of all Section 8 vouchers will be issued to families whose income is at or below 30% of AMI for Okanogan County; B) Elderly and disabled families will be given priority in USDA RD housing owned by the PHA; C) Provide lower rent to families with income at or below 30% AMI in PHA owned properties.
- 5) Target available assistance to the elderly: A) apply for special-propose vouchers targeted to the elderly, should they become available; B) make application for both HUD and USDA RD elderly housing as the funding becomes available; C) preserve existing rental-assisted units for the elderly as they become available through prepayment or transfer, both HUD and USDA RD.
- 6) Target available assistance to families with disabilities: A) apply for special-purpose vouchers targeted to families with disabilities, should they become available; B) affirmatively market to local non-profit agencies that assist families with disabilities; C) preserve existing rental-assisted units for the disabled as they become available through prepayment or transfer, both HUD and USDA RD.
- 7) Promote self-sufficiency and asset development of families and individuals by: A) attracting supportive services to improve assistance recipients' employability and self-sufficiency; B) attracting supportive services to increase independence for the elderly or families with disabilities; and C) Continue contract with Washington State HOME TBRA Program targeting homeless families and families working toward self-sufficiency.
- 8) Ensure Equal Opportunity in Housing for all Okanogan County Residents: A) Continue to undertake affirmative measures to ensure access to subsidized housing regardless of race, color, religion, national origin, sex, familial status, and disability; B) Continue to undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. C) Continue to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. D) Refresh/Update staff with Fair Housing training.
- 9) Promote and asset development of special needs housing for families and individuals through application to Federal, State, Local, and private funding opportunities. Continue to provide preference to rental assistance programs for displaced special needs families and individuals.
- 10) Promote and asset development of agricultural housing for permanent, seasonal, and migrant farmworker families through application to Federal, State, Local, and private funding opportunities.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

- 1) From 10/01/05 through 9/31/09 the PHA has provided \$3,078,584 for 9,210 unit months of Housing Choice Voucher rental assistance to Okanogan County families.
- 2) From 10/01/05 through 9/31/09 the PHA has provided \$1,333,307 for 4,102 unit months of 5-Year MainStream Voucher rental assistance to disabled families.
- 3) From 10/01/05 through 9/31/09 the PHA has assisted 400 families with \$777,313 with TBRA rental assistance and 212 families with \$149,271 deposit only assistance.
- 4) Each year the PHA has successfully maintained high performing agency (SEMAP) scores for its Housing Choice Voucher and 5-Year MainStream Programs.
- 5) Each year the PHA has successfully maintained a utilization rate of 95% or higher.
- 6) Each year PHA has exceed the 75% federal targeting requirements for families at or below 30% of the AMI for Okanogan County.
- 7) Each year the PHA made successful application for state HOME TBRA funds. This funding has increase rental subsidy housing choices by providing rental assistance as well as deposit assistance. By targeting homeless families and individuals, the state TBRA Program is meeting the short-term goals by providing rental assistance and/or deposit assistance. Additionally, the TBRA Program assists all strategies in reaching long-term goals by transitioning these families into more permanent housing while collaborating with service providers to complete the full continuum of care needed to end the homeless cycle.
- 8) In 2006 the PHA received state rent buy down assistance for 12 units at PHA owned project for a period of 5 years; \$70,9072 in rental assistance has been provided to approx. 50 families.
- 9) Continued partnership with various social service agencies through Okanogan County to provide services for the elderly, disabled, and families working toward self-sufficiency.
- 10) Progress is being made with the imminent closing on two agricultural projects and the new availability for acquisition of three USDA RD Multi-Family projects.
- 11) New partnership with Aging & Adult Care of Central Washington to make application for HUD 202 Housing for the elderly in the City of Omak.
- 12) New partnership with Okanogan Behavioral Health Services 1) to provide 9 rental assistance vouchers for their new Supportive, Therapeutic Housing; and 2) to make application for HUD 811 Housing for the disabled to be built in the City of Omak.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The PHA considers a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the PHA 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 to constitute a substantial deviation or significant amendment or modification:

- 1) A material change in the policies regarding the manner in which tenant rent is calculated.
- 2) A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list.
- 3) Any implementation or change of home ownership programs.

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 plans.

10.0

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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



HOUSING AUTHORITY OF OKANOGAN COUNTY

P.O. Box 1306 • Okanogan, WA 98840 • (509) 422-3721 • FAX (509) 422-1713

claudia_ocha@communitynet.org

PHA 5-YEAR AND ANNUAL PLAN FY 01/2010

11.0 Required Submission for HUD Field Office Review:

11(f) As a Section 8 Only PHA we do not have a Resident Advisory Board (RAB). However, the PHA does have a six member Board of Commissioners which consists of one program participant. On May 10, 2000, the PHA adopted Resolution 2000-01 adopting procedures for appointment of a resident commissioner. On July 24, 2000, the first resident commissioner was appointed by the Okanogan County Commissioners to serve a five-year term.

The PHA placed a Public Notice in the local countywide newspaper and placed a notice on the door of the PHA office. No public comments (written or oral) were received by HCV Program residents nor residents of any other PHA Programs.

11(g) There were no public present at the Public Hearing nor were any written comments received in regard to the PHA 5-Year and Annual Plan. Therefore no elements were challenged.

HOUSING AUTHORITY OF OKANOGAN COUNTY

P.O. Box 1306 • Okanogan, WA 98840 • (509) 422-3721 • FAX (509) 422-1713

claudia_ocha@communitynet.org

ATTACHMENT TO 5-YEAR and ANNUAL PHA PLAN FOR FY2010

VIOLENCE AGAINST WOMEN & JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005 (VAWA)

On October 9, 2007, with Resolution 2007-04, the Housing Authority of Okanogan County (WA071) adopted the Violence Against Women & Justice Department Reauthorization Act of 2005 (VAWA): 1) into the Section 8 Housing Choice Voucher (HCV) Administrative Plan in Chapter 2 Eligibility Factors and Chapter 15 Denial or Termination of Assistance; 2) into all other housing administrative plans; i.e. TBRA.

Chapter 4, Preferences & Waiting List of the HCV Administrative Plan and the State Tenant Based Voucher (TBRA) Administrative Plan have always given a local preference to the Waiting Lists for Victims of Domestic Violence.

Furthermore, the Housing Authority has implemented procedures to assure program participants are notified of their rights under the VAWA by including information in the orientation packet for the Section 8 and State Voucher Programs for both participants and landlords. Distribution of same information will be given to residents of Housing Authority owned properties.