

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Washington County</u> PHA Code: <u>OR022</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>07/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>243</u> Number of HCV units: <u>2,610</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs 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>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Housing Authority is to provide affordable housing opportunities to help break the cycle of poverty and improve the quality of life in our community. This includes support of our Violence Against Women Act Policy. <u>See Attachment "A".</u>																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, 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. <u>See Attachment "B" & "C"</u>																										
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: (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.</p> <p>(a) There have been no significant revisions to the previous PHA. Minor modifications include:</p> <ol style="list-style-type: none"> 1. Issuance of 50 project-based Section 8 Vouchers 2. Evaluation of Fair Housing Practices <u>See Attachment "H"</u> <p style="text-align: center;"><u>For more detailed information, please see Attachment "D".</u></p> <p>(b) PHA Plan Contact Information:</p> <p>Gary J. Calvert, Asset Manager (503) 846-4784 TDD (503) 846-4793 Email: Gary_Calvert@co.washington.or.us</p> <p>A copy of the PHA Plan may be obtained or viewed at:</p> <ol style="list-style-type: none"> (1) Department of Housing Services 111 NE Lincoln Street, Suite 200L, Hillsboro, Oregon 97124 (2) WEB Site: WWW.co.washington.or.us/housing 																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <u>See Attachment "D"</u>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	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.																										

8.2	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.
8.3	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.
9.0	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. <u>See Attachments “E-1” & “E-2”</u>
9.1	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. <u>See Attachment “F”</u>
10.0	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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” (a) <u>See Attachment “C”</u> (b) <u>See Attachments “G”</u>
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, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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Affidavit of Publication

I, L. Bloyd, duly sworn depose and say that I am the Principal Clerk Of The Publisher of The Oregonian, a newspaper of general circulation, as defined by ORS 193.010 and 193.020, published in the city of Portland, in Multnomah County, Oregon; that the advertisement was published without interruption in the entire and regular issue of The Oregonian or the issue on the following date(s):

2/13/2012

L. Bloyd
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2-14-12
Subscribed and sworn to before me this date:

Christine D. Cassel
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The Hillsboro Argus

Filed _____, 20____

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 From the Office of

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Legal Notice

NOTICE OF PUBLIC HEARING ON PUBLIC HOUSING AGENCY (PHA) PLAN Housing Authority of Washington County

The Housing Authority Board of Directors will hold a public hearing to gather public comments and discuss the Housing Authority's proposed Annual Plan for Fiscal Year 2012 on: Tuesday, April 3, 2012 10:00 a.m. Washington County Public Services Building, Auditorium, 155 N. First Street, Hillsboro. The meeting room is accessible to people with mobility impairments. If interpretive services or special equipment is desired, please notify the Washington County Department of Housing Services by calling (503) 846-4757 at least seven days before the public hearing.

The proposed Public Housing Agency (PHA) Plan and related information will be available for review Monday through Friday between the hours of 8:30 a.m. and 5:00 p.m. at the Washington County Department of Housing Services, 111 NE Lincoln Street, Suite 200-L, Hillsboro, Oregon. You may also review the PHA Plan online at the following website address: <http://www.co.washington.or.us/Housing/PoliciesPlans/plans.cfm>

For more information or to provide comment, please contact Gary Calvert at 503-846-4784 or gary_calvert@co.washington.or.us.

Feb. 10, 2012

Affidavit of Publication

STATE OF OREGON, COUNTY OF WASHINGTON, ss.

I, Monica G. Butler, being first duly sworn, depose and say that I am the Manager of Sales of THE HILLSBORO ARGUS, a newspaper of general circulation as defined by ORS 193.010 and 193.020; printed and published at Hillsboro, in the aforesaid county and state; that the Notice of Public Hearing, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for one insertion(s) in the following issue(s):
 February 10, 2012

Monica G Butler

Subscribed and sworn to before me this 10th day of February, 2012.

[Signature]



REC'D HAWC-DHS

FEB 16 2012



Order Confirmation for Ad #0003292120

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Argus-All:Full Run	C-NoticeAds - Classified	C008-P-ublicNotices	1
Run Dates 2/10/2012			
Sort Text NOTICEOFPUBLICHEARINGONPUBLICHOUSINGAGENCY (PHA) PLAN Housing Authority of Washington County			
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Product/Edition:Zone	Placement	Position	# Inserts
Argus Online-All:Full Run	C-NoticeAds - Classified	C008-P-ublicNotices	7
Run Dates 2/10/2012, 2/11/2012, 2/12/2012, 2/13/2012, 2/14/2012, 2/15/2012, 2/16/2012			
Sort Text NOTICEOFPUBLICHEARINGONPUBLICHOUSINGAGENCY (PHA) PLAN Housing Authority of Washington County			
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Run Dates 2/13/2012			
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Run Schedule Invoice Text NOTICE OF PUBLIC HEARING ON PUBLIC HOUSING AGENCY (PHA) PLAN Housing Authority of Washington County			

Ad Content Proof
NOTICE OF PUBLIC HEARING
ON PUBLIC HOUSING AGENCY
(PHA) PLAN

Housing Authority of Washington County
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 Tuesday, April 3, 2012
 10:00 a.m.

Washington County Public Services
 Building, Auditorium
 155 N. First Street, Hillsboro
 The meeting room is accessible to people with mobility impairments. If interpretive services or special equipment is desired, please notify the Washington County Department of Housing Services by calling (503) 846-4757 at least seven days before the public hearing.
 The proposed Public Housing Agency (PHA) Plan and related information will be available for review Monday through Friday between the hours of 8:30 a.m. and 5:00 p.m. at the Washington County Department of Housing Services, 111 NE Lincoln Street, Suite 200-L, Hillsboro, Oregon. You may also review the PHA Plan online at the following website address: <http://www.co.washington.or.us/Housing/PediclePlans/plans.cfm>
 For more information or to provide comment, please contact Gary Calvert at 503-846-4794 or gary_calvert@co.washington.or.us.

AGENDA
BOARD OF DIRECTORS
HOUSING AUTHORITY OF WASHINGTON COUNTY

Agenda Category: Public Hearing - Housing Authority (CPO All)
Agenda Title: PUBLIC HEARING –ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN (FY2012)
Presented by: Adolph A. Valfre, Jr., Executive Director

SUMMARY (Attach Supporting Documents if Necessary)

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires each public housing agency (PHA) to develop an annual business plan each year and a five-year business plan as applicable. The five-year plan describes the agency's mission for serving the needs of low-income families in the jurisdiction as well as long-range goals and objectives for achieving this mission. The annual business plan contains a housing need statement in addition to policies, rules, requirements and other information convening the agency's operation, programs and services. As a HUD High Performing Agency, the Housing Authority is granted authority to submit only a streamlined PHA Annual Plan this year. The annual plan must be developed in consultation with residents of assisted housing (Resident Advisory Board) and be consistent with the jurisdiction's consolidated plan. The Resident Advisory Board met on February 8, 2012 to review the final plan and proposed no revisions.

Before adopting and submitting the annual PHA Plan documents to HUD for approval, the Housing Authority's governing body must conduct a public hearing to solicit and hear public comment. A notice of Public Hearing was published on February 13, 2012. A draft PHA Plan has been available for review and inspection at the Department of Housing Services and an electronic copy is available at the County website.

(continued)

DEPARTMENT'S REQUESTED ACTION:

That your Board:

1. Conduct a public hearing for the annual FY2012 Public Housing Agency (PHA) Plan for the Housing Authority of Washington County;
2. Authorize the Chair or designee to execute the required PHA certifications;
3. Direct the Executive Director of the Housing Authority to incorporate any public comment(s) received into the PHA Plan;
4. Authorize the Executive Director to submit the FY2012 PHA Plan to HUD.
5. Authorize the issuance of up to another 50 project-based vouchers to address prioritized needs of the County Consolidated Plan.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

APPROVED HOUSING AUTHORITY BOARD

BOARD OF DIRECTORS

MINUTE ORDER # HA MO 12-002

DATE 4-3-12

BY [Signature]
CLERK OF THE BOARD

Agenda Item No. <u>HA 3.a.</u>
Date: <u>04/03/12</u>

PUBLIC HEARING –ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN (FY2012)
BCC 04/03/12

This FY2012 Plan is substantially the same as the FY2011 Public Housing Agency Plan, and includes the continued allocation of 175 Section 8 Vouchers to “project-based” vouchers, as authorized in prior PHA Plans. The Housing Authority also requests authorization to issue up to another 50 project-based vouchers to address prioritized housing needs identified in the County Consolidated Plan. This will bring the total number of vouchers available for project-basing up to 225. HUD permits Housing Authorities to project-base up to 20% of its vouchers, which would allow HAWC to project base a maximum of ~520 vouchers.

A copy of the policy revisions is available at the Clerk’s desk.

APR 05 2012

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**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 _____, 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 of Washington County

OR022

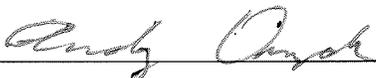
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2012 - 2016

Annual PHA Plan for Fiscal Years 2012 - 2013

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 Andy Duyck	Title Chairman Board of Commissioners
Signature 	Date 4/4/2012

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Washington County

Program/Activity Receiving Federal Grant Funding

Capital Funds Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

111 NE Lincoln Street, Suite 200L
Hillsboro, Oregon 97124-3082

Check here if there are workplaces on file that are not identified on the attached sheets.

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)

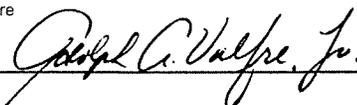
Name of Authorized Official

Adolph A. Valfre, Jr.

Title

Executive Director

Signature

X 

Date

02/08/2012

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Housing Authority of Washington County

Program/Activity Receiving Federal Grant Funding

CFP Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

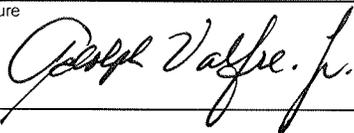
Name of Authorized Official

Adolph Valfre, Jr.

Title

Executive Director

Signature



Date (mm/dd/yyyy)

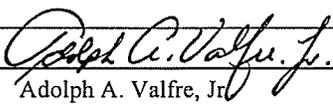
March 20, 2012

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: WASHINGTON COUNTY, OREGON DEPARTMENT OF HOUSING SERVICES 111 N.E. LINCOLN ST., #200-L MS #63 HILLSBORO, OR 97124 Congressional District, if known: N/A	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: U.S Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Funds Program - Public Housing CFDA Number, if applicable: N/A	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Adolph A. Valfre, Jr. Title: Executive Director Telephone No.: (503) 846-4755 Date: 02/09/2012	
Federal Use Only		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Washington County Department of Housing Services

Page 2 of 2

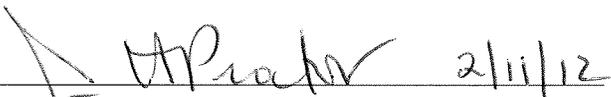
N/A

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Jennie H. Proctor the Community Development Program Manager certify that the Five Year and Annual PHA Plan of the Housing Authority of Washington County is consistent with the Consolidated Plan of Washington County prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

ATTACHMENT A
Housing Authority of Washington County (HAWC)
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth HAWC policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by HAWC of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- Maintaining compliance with all applicable legal requirements imposed by VAWA;
- Promoting the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by HAWC;
- Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- Creating and maintaining collaborative arrangements between HAWC, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by HAWC; and
- Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by HAWC.

III. Other DHS Policies and Procedures

This Policy shall be referenced in and attached to HAWC Five-Year Public Housing Agency (PHA) Plan and shall be incorporated in and made a part of HAWC Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administrative Plan. HAWC annual PHA Plan shall also contain information concerning HAWC activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of HAWC, the provisions of this Policy shall prevail.

IV. Associated HAWC Activities, Services or Programs.

- The following activities, services or programs are provided by HAWC, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking:
 - HAWC referrals to the Domestic Violence Resource Center (DVRC).
- The following activities, services, or programs are provided by HAWC to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing:
 - Transfer policies under Section 8 and public housing.
 - Preference policy under Section 8 and public housing.
- The following activities, services, or programs are provided by HAWC to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families:
 - Transfer policies under Section 8 and public housing.

V. Definitions

As used in this Policy:

A. *Domestic Violence*: The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* means violence committed by a person:

- who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* means:

- (A) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* means a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* means person who commits an act of domestic violence, dating violence or stalking against a victim.

VI. Admissions and Screening

A. *Non-Denial of Assistance*. HAWC will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Admissions Preference*. HAWC has an established waiting list preference for victims of domestic violence. The definition of “domestic violence” used for this admissions preference is “actual or threatened physical violence directed against one or more members of the applicant family by a spouse or other member of the applicant’s household”. Each time applicant names are pulled from the waiting list for screening, at least 17.5% of all applicants will be from this preference category.

C. *Mitigation of Disqualifying Information*. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, HAWC, may, but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a

dwelling. If requested by an applicant to take such mitigating information into account, HAWC shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. DHS will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VII. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by HAWC:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by HAWC as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - a) Nothing contained in this paragraph shall limit any otherwise available authority of HAWC or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither HAWC nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
 - b) Nothing contained in this paragraph shall be construed to limit the authority of HAWC or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or HAWC, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing

service to the property, if the tenant is not evicted or terminated from assistance.

- B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, HAWC or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by HAWC.

VIII. Verification of Domestic Violence, Dating Violence or Stalking

- A. *Requirement for Verification.* The law allows, but does not require, HAWC or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., HAWC shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by HAWC. Section 8 owners or managers receiving rental assistance administered by HAWC may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to HAWC or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to HAWC or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
 3. *Police or court record* – by providing to HAWC or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by HAWC, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action; however, HAWC or the Section 8 owner or manager, may extend the 14-day deadline at their discretion.
- C. *Waiver of verification requirement.* The Executive Director (or his/her designee) of HAWC, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director (or his/her designee), owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

IX. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to HAWC or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such

verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

- i. requested or consented to by the individual in writing, or
- ii. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
- iii. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by HAWC shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

X. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, HAWC may, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on requests for transfers.* HAWC will act upon such request within 14 business days.

C. *No right to transfer.* HAWC will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of HAWC, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations for Public Housing tenants.* If a family occupying HAWC public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by HAWC. In cases where HAWC determines that the family's decision to

move was reasonable under the circumstances, HAWC may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

XI. Court Orders/Family Break-Up

- A. *Court orders.* It is HAWC policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by HAWC and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* Other HAWC policies regarding family break-up are contained in HAWC Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XII. Relationships with Service Providers

It is the policy of HAWC to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If a HAWC staff member becomes aware that an individual assisted by HAWC is a victim of domestic violence, dating violence or stalking, HAWC will refer the victim to such providers of shelter or services as appropriate.

Notwithstanding the foregoing, this Policy does not create any legal obligation requiring HAWC either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

XIII. Notification

HAWC shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIV. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XV. Amendment

This policy may be amended from time to time by HAWC as approved by the Washington County Housing Authority Board of Directors.

ATTACHMENT B
Housing Authority of Washington County (HAWC)
Goals & Objectives Statement

Goal: Increase the availability of decent, safe, and affordable housing.

The Housing Authority of Washington County expanded the supply of assisted housing by:

- Maintaining an average lease-up rate for its Section 8 rental assistance program of 95%.
- Leveraging private and public funds to maintain affordable housing opportunities by preserving and improving 601 units of affordable housing throughout the PHA's jurisdiction.
- Seeking additional vouchers through the Veterans Affairs Supportive Housing Program.
- Convert additional Housing Choice Vouchers to Project based Vouchers for specific housing needs.

The Housing Authority of Washington County has also improved the quality of assisted housing by:

- Continually evaluating and improving Public Housing and Voucher management practices.
- Publishing a participant newsletter periodically throughout the year to notify program participants of important program information, and other topics of interest.
- Increasing customer satisfaction by providing customers a survey to share their feelings about their experience with the Housing Authority of Washington County.

The Housing Authority of Washington County has increased assisted housing choices by:

- Maintaining a database of available units from property owners who wish to work with the Section 8 Housing Choice Voucher Program. Lists of available units are published as information is updated, providing participants in search of housing with a continually fresh list to work from.
- Providing a map to all Housing Voucher Program Participants at their briefing showing areas of poverty deconcentration to allow Voucher participants to easier locate units in areas of low poverty concentration.
- Make available a database that pinpoints housing with features accessible to persons with disabilities in Washington County, and a special packet with detailed information about these dwellings, as well as neighborhood information, including public transportation schedules upon request.
- Partnering with various non-profit agencies to assist in the development of new affordable housing communities throughout the county.

- Implementing homeownership programs under Section 8 Housing Choice Voucher Homeownership Program and Section 32 Public Housing Homeownership Program. Participants have benefited from partnerships with State, County and non-profit agencies to provide essential counseling and downpayment assistance loans.

Goal: Improve community quality of life and economic vitality

The Housing Authority of Washington County provides an improved living environment for its program participants by:

- Promoting income mixing in public housing by assuring access for lower income families into higher income developments.
- Continually improving the quality of its public housing and affordable housing stock through preventative maintenance inspections and rehabilitation when necessary.
- Ensuring the accessibility of public housing units by making at least 5% of its units accessible to wheelchair users.

Goal: Promote self-sufficiency and asset development of families and individuals

The Housing Authority of Washington County promotes the self-sufficiency of participating households by:

- Voluntarily maintaining its Family Self-Sufficiency Program size over minimum requirements.
- Providing no-cost financial education to FSS program participants.
- Providing Section 8 Homeownership Vouchers to families who are eligible.
- Partnering with other agencies, such as the State of Oregon Adult and Family Services Division, to provide supportive services to participating households, including case management, supportive services, and/or employment services.

Goal: Ensure Equal Opportunity in Housing for all Americans

The Housing Authority of Washington County is committed to providing access to assisted housing regardless of race, color, religion national origin, sex, familial status, disability, marital status, source of income, sexual orientation, gender identity, honorably discharged veterans and domestic violence status. Furthermore, the Housing Authority of Washington County provides a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, disability, marital status, source of income, sexual orientation, gender identity, honorably discharged veterans and domestic violence status. Finally, the Housing Authority of Washington County does its utmost to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

ATTACHMENT C
Housing Authority of Washington County (HAWC)
Annual Progress Statement

The Housing Authority of Washington County has expanded the supply of assisted housing by:

- Maintained an average lease-up rate for its Section 8 rental assistance program of 98%.
- Maintained an average occupancy rate of 97% for Low Rent Public Housing Units.
- Maintained an average occupancy rate of 96% for Affordable Properties.
- Seek additional vouchers for the VASH Program.
- Purchase of Aloha Park Apartments, an 80-unit apartment community with both Section 236 and project-based Section 8 subsidy programs in cooperation with HUD.

The Housing Authority of Washington County has also improved the quality of assisted housing by:

- Continually evaluated and improved Public Housing and Voucher management practices.
- Published a participant newsletter periodically throughout the year to notify program participants of important program information, and other topics of interest. This newsletter was published on a quarterly basis.
- Increased customer satisfaction by providing customers a comment card to share their feelings about their experience with the Housing Authority of Washington County.

The Housing Authority of Washington County has increased assisted housing choices by:

- Maintained a database of available units from property owners who wish to work with the Section 8 Housing Choice Voucher Program. Lists of available units are published as information is updated, providing participants in search of housing with a continually fresh list to work from.
- Provided a map to all Housing Voucher Program Participants at their briefing showing areas of poverty deconcentration to allow Voucher participants to easier locate units in areas of low poverty concentration.
- Developed a database that pinpoints housing with features accessible to persons with disabilities in Washington County, and creating a special packet with detailed information about these dwellings, as well as neighborhood information, including public transportation schedules.
- Partnered with various non-profit agencies to assist in the development of new affordable housing communities throughout the county.

- Implemented homeownership programs under Section 8 Housing Choice Voucher Homeownership Program and Section 32 Public Housing Homeownership Program. Participants have benefited from partnerships with State, county and non-profit agencies to provide essential counseling and downpayment assistance loans.

The Housing Authority of Washington County has provided an improved living environment for its program participants by:

- Promoted income mixing in public housing by assuring access for lower income families into higher income developments.
- Continually improved the quality of its public housing and affordable housing stock through preventative maintenance inspections and rehabilitation when necessary.
- Ensured the accessibility of public housing units by making at least 5% of its units accessible to wheelchair users. In the previous year one house and one duplex were converted to full accessibility.

The Housing Authority of Washington County has promoted the self-sufficiency of participating households by:

- Voluntarily maintained its Family Self-Sufficiency Program size over minimum requirements.
- Provided no-cost financial education to FSS program participants.
- Provided Section 8 Homeownership Vouchers to families who are eligible.
- Partnered with other agencies, such as the State of Oregon Adult and Family Services Division, to provide supportive services to participating households, including case management, supportive services, and/or employment services.

The Housing Authority of Washington County has promoted all principles of Fair Housing by:

- The Housing Authority of Washington County is committed to providing access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. Furthermore, the Housing Authority of Washington County provides a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. Finally, the Housing Authority of Washington County has done its utmost to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Implementation of a Limited English Proficiency (LEP) Plan and Policies
- Implementation of a Violence Against Women Policy

ATTACHMENT D
Housing Authority of Washington County (HAWC)
Special Public Housing Programs

General Disposition

The Housing Authority of Washington County may consider the disposition of its remaining 243 Public Housing dwelling units if HUD does not provide sufficient Operating Subsidy and/or Capital Fund Grants to effectively operate and maintain safe, decent and sanitary dwelling units under the Public Housing Program.

SECTION 18

The Housing Authority has completed the HUD approved Section 18 Disposition for a total of 40 scattered sites throughout Washington County. These single family homes were sold at Fair Market Value. The disposition was approved by HUD on March 14, 2007 with the final sale in November 2009. The final Section 18 Project report reflecting project completion was submitted to HUD in January 2010 and was approved by HUD in the same month.

SECTION 32

In 2006, the Housing Authority of Washington County implemented our newest home ownership program, the Section 32 Home Ownership Program (S32-HOP). HUD has approved the potential sale of 6 single-family homes under this program. This program provides first-time home ownership opportunities to existing public housing residents to purchase their current residence. Since the implementation of the Section 32 Home Ownership Program two participants have successfully purchased their home. The agency is activity seeking new qualified residents to participate in this program.

SECTION 8 HOME OWNERSHIP PROGRAM

During the previous fiscal year, weak economic conditions coupled with high rates of unemployment impacted many of the Section 8 participants. There were no homes sold during this period. These same challenges are likely to impact many of the program participants in the upcoming operating period.

PROJECT-BASED SECTION 8 VOUCHERS

Project-based vouchers are an appropriate option for promoting access to affordable housing to homeless and low income individuals with multiple barriers or special need requirements. The Housing Authority of Washington County will continue to project-base the remaining vouchers available from the 75 vouchers approved in the FY2009

PHA Plan. These 75 project-based vouchers were assigned to two categories – 50 for chronically homeless persons and 25 for persons who are homeless or have special needs.

In the Chronically Homeless category, the Washington County 10-Year Plan identifies a strategy for 50 project-based vouchers for chronically homeless single adults. Twelve of the 50 vouchers were allocated in FY2009 to a local non-profit housing provider. The remaining 38 vouchers remain available for allocation in FY2011. These vouchers continue to be available.

In the Special Needs category, all 25 project-based vouchers were allocated to community partners in FY2009.

In FY2011 we identified the need for 100 project-based vouchers. 52 of these vouchers were designed for chronically homeless and 48 were identified for extremely low income.

In FY2012, the Housing Authority will continue allocation of the remaining vouchers using the competitive process requirements of the RFP (Request for Proposal) to qualify participating projects, non-profit service/housing providers, and or landlords in Washington County. In addition, the Housing Authority may issue an additional 50 project-based vouchers in FY2012-13 to homeless or special needs populations through a new RFP process based on an evaluation of identified community needs in designated countywide locations as prioritized in the goals and strategies of the County's Consolidated Plan and the 10-Year Plan to End Homelessness.

The Housing Authority in late FY2009 was awarded 25 HUD-VASH vouchers for homeless veterans in partnership with the Department of Veterans Affairs. All 25 vouchers were fully leased in FY2010. The Housing Authority will continue to seek additional Veterans Affairs Supportive Housing (VASH) vouchers whenever new allocations are made available.

MEDICAL MARIJUANA

On February 10, 2011 the Assistant Secretary for Public and Indian Housing at the U.S. Department of Housing and Urban Development (HUD) published a memo regarding the use of Medical Marijuana in Public Housing and Housing Choice Voucher Programs. The purpose of the Memorandum was to provide guidance on admissions, continued occupancy and termination policies in states that have enacted laws allowing the use of medical marijuana. The State of Oregon is one such state. The Memorandum addresses New Admissions and Current Residents.

New Admissions

The Quality Housing and Work Responsibility Act (OHWRA) of 1998 (42 U.S.C. §13661) requires that Public Housing Authorities (PHA's) administering HUD's rental assistance program establish standards and lease provisions that prohibit admission to Public Housing and Housing Choice Voucher programs based on the illegal use of

controlled substances, including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with the admission requirements set forth in QHWRA and thus are subject to federal preemption.

Current Residents

For existing residents, QHWRA requires PHAs to establish occupancy standards and lease provisions that will allow the PHA to terminate assistance for use of a controlled substance. However, the law does not compel such action and PHAs have discretion to determine continued occupancy policies that are most appropriate for their communities.

PHAs in states that have enacted laws legalizing the use of medical marijuana must therefore establish a standard and adopt written policy regarding whether or not to allow continued occupancy or assistance for residents who are medical marijuana users. The decision of whether or not to allow continued occupancy or assistance to medical marijuana users in these states is the responsibility of PHAs, not of the Department (HUD).

HAWC Policies

Based on this guidance the Housing Authority of Washington County has adopted the following policies and procedures:

1. **Applicants**: Current users of medical marijuana, even when authorized for such use under state law, shall not be eligible for admission into the PHA's public housing and Section 8 Housing Choice Voucher programs. For purposes of this policy, current use shall be defined as the use of marijuana, including medical marijuana, in any form, within 120 days prior to the date of the applicant's signed Personal Declaration form.
 - As a recipient of federal funds, the PHA is required to comply with all federal laws. Marijuana is categorized as a Schedule I substance under the Controlled Substance Act (CSA). See U.S.C. §801 et. seq. The manufacture, distribution or possession of marijuana is a federal criminal offense, and it may not be legally prescribed by a physician for any reason. See U.S.C. §§_841(a)(1); 844(a); 812(b)(1)(A)-(C).
 - Section 576(b) of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661) requires the PHA to deny admission to those households with a member who the PHA determines is, at the time of consideration for admission, illegally using a "controlled substance" as that term is defined in the Controlled Substance Act.
 - The PHA shall not permit the use of medical marijuana as a reasonable accommodation because: 1) persons who are currently using illegal drugs, including medical marijuana, are categorically disqualified from protection under the disability definition provisions of Section 504 of the Rehabilitation Act and the Americans with Disabilities Act; and 2) such accommodations are

not reasonable under the Fair Housing Act because they would constitute a fundamental alteration in the nature of the PHA's operations.

2. Current residents: Under the termination standards of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661), the PHA has discretion in (1) public housing to evict or refrain from evicting a current tenant and in (2) the Section 8 program a current program participant who the PHA determines is illegally using a controlled substance.

While the PHA may not grant reasonable accommodations for medical marijuana use, it retains discretion to evict or refrain from evicting ***current residents who engage in such use*** as set forth in compliance with PHA policies and the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661).

3. Current Use: The PHA has determined that limited use of medical marijuana by current tenants and participants is permissible only under the following conditions:
 - Except as further limited herein, the current tenant's/program participant's use of medical marijuana shall be conducted in strict conformance with the laws of the State of Oregon set forth in ORS 475.300 to ORS 475.346.
 - Current residents Of Public Housing and participants of the Section 8 Housing Choice Voucher Program are prohibited from growing, manufacturing, distributing or selling any illegal or controlled substances while on either program.
 - Current residents of Public Housing and participants of the Section 8 Housing Choice Voucher are prohibited from smoking marijuana, in any form, at all times while on PHA property, on leased or rented premises or in or on voucher-subsidized premises, and must utilize medical marijuana in an alternate delivery format (pills, liquids, food substances, etc.) as authorized under state law.
 - Current residents of Public Housing and participants of the Section 8 Housing Choice Voucher Program are prohibited from growing marijuana, including medical marijuana, at all times while on PHA property, on leased or rented premises or in or on voucher-subsidized premises.
4. Termination: Failure to comply with the PHA's policies regarding medical marijuana shall result in lease termination (public housing) or termination of assistance (Section 8 Housing Choice Voucher).

ATTACHMENT E-1
Housing Authority of Washington County (HAWC)
HOUSING NEEDS OF FAMILIES ON THE WAITING LIST

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,475		132
Extremely low income <=30% AMI	5,691	87.89	
Very low income (>30% but <=50% AMI)	701	10.83	
Low income (>50% but <80% AMI)	69	1.07	
Elderly families	613	9.47	
Families with Disabilities	2,078	32.09	
White	4,917	75.94	
African American	741	11.44	
Native American/Alaska Native	90	1.39	
Asian	220	3.40	
Hispanic	1,137	17.56	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,946	47.99	6
2 BR	1,844	30.03	16
3 BR	942	15.34	20
4 BR	408	6.64	7

ATTACHMENT E-2
Housing Authority of Washington County (HAWC)
HOUSING NEEDS OF FAMILIES
2012-2013 Fiscal Period

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	14,576	5	5	3	4	4	4
Income >30% but <=50% of AMI	17,974	5	4	2	3	3	3
Income >50% but <80% of AMI	19,720	5	3	1	2	2	2
Elderly	24,521	5	3	3	4	3	3
Families with Disabilities	27,589	5	5	3	5	3	4
Hispanic	11,447	5	4	4	3	4	4

ATTACHMENT F
Housing Authority of Washington County (HAWC)
STRATEGY FOR ADDRESSING HOUSING NEEDS

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units:

- Apply for additional Section 8 project-based units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Provide local preferences to disabled homeless applicants and elderly/disabled families/individuals on a fixed income.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Provide Ranking preferences to disabled homeless applicants and elderly/disabled families/individuals on a fixed income.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

Attachment G
Housing Authority of Washington County (HAWC)
Definitions of “Substantial Deviation from the 5-Year Plan” and “Significant Amendment or Modification to the 5-Year Plan and Annual Plan”

Any of the following actions will be considered a *Substantial Deviation from the 5-Year Plan*:

- A change in the PHA’s approved mission statement; and
- A significant, non-emergency change in the PHA’s approved goals and objectives.

Any of the following actions will be considered a *Significant Amendment or Modification to the 5-Year Plan and Annual Plan*:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) exceeding \$50,000 or change in use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

ATTACHMENT H
Housing Authority of Washington County (HAWC)
Identification and Implementation to Remove Fair Housing Barriers

Introduction

In 2011 the Washington County (led by the Department of Community Development) and the Cities of Beaverton and Hillsboro initiated a 10-month process to review Fair Housing practices throughout the County and local municipalities in its preparation of a new Fair Housing Plan. This process was guided by monthly meetings of a Fair Housing Advisory Committee that included participation by the Housing Authority and other community members. In Section V of this study and what is to become the Washington County Fair Housing Plan (May 2012), a thorough review of the Housing Authority was conducted by students from Portland State University. The findings of the study reflected no Fair Housing practice concerns with the Housing Authority. This Plan can be found at: <http://www.co.washington.or.us/CommunityDevelopment/Planning/fair-housing-plan.cfm>

The Housing Authority is responsible for various subsidized and non-subsidized housing programs throughout the County. The two primary programs are Housing Choice Vouchers and Public Housing. In order to improve program access and availability of services, the Housing Authority conducted a review of Fair Housing polices and practices to identify possible program impediments and recommended solutions. These are listed below as (1) general impediments which are likely to impact all programs and (2) program impediments.

I. General Impediments

Impediment: Identify and Track Fair Housing Complaints

Recommendations

The Housing Authority will continue to assist individuals in completing the Fair Housing complaint forms. Additionally, HAWC will implement a complaint tracking tool, which will list the complainant's name, address, date call was initiated and a brief description of the complaint. The Housing Authority will develop and use a follow-up correspondence letter to the complainant within a reasonable time after an investigation by the agency Fair Housing Officer is completed. HAWC will document and track the complaints and all follow-up correspondence/action taken to resolve the complaint. An assessment will be made annually to identify any trends and areas requiring further training or improvement.

Impediment: Identify Need for Language and Alternative Communications Formats

Recommendations

The Housing Authority implemented a Limited English Proficiency program (LEP) in 2007. The program was reviewed in 2012 and necessary changes made based on identification of primary languages throughout the County. This program includes identification of individuals with language or communication barriers. Services are provided verbally and through selected vital written documents. The program also includes Interpretation and Translation services available in approximately 20 languages and dialects. The Housing Authority will continue to offer alternative means of communication for persons who request alternate communication methods. The Housing Authority will improve identification of communication barriers and further improve the current track system for such requests.

Impediment: Evaluate Accessibility to Agency Offices and Staff for Person with Disabilities

Recommendations

The Housing Authority's offices are incorporated into Washington County and, as such, are continually evaluated for accessibility by persons with disabilities. This would include evaluation under the *Fair Housing Act* and the *American with Disabilities Act*.

Impediment: Annual Fair Housing and Reasonable Accommodation/Modification Training

Recommendations

The Housing Authority recognizes the importance of providing ongoing training in Fair Housing to all employees. HAWC provides staff with continued education in this area by participating in yearly workshops on this subject. Staff will continue, at least annually, to attend presentations from outside professional organizations regarding all segments of the Fair Housing Act.

Additionally, HAWC recognizes the importance of addressing requests for Reasonable Accommodations/Modifications for persons with disabilities. Our policy regarding Reasonable Accommodations/Modifications will be reviewed at least annually in order to address the delivery of these services to persons with disabilities. Staff will receive annual presentations or participate in workshops regarding this subject.

Impediment: Accessibility to Family Self-Sufficiency (FSS) and WorkSource Programs

Recommendations

The Housing Authority offers special programs which offer self-sufficiency or educational opportunities to all qualified program participants. These programs encourage participants through established goals to improve their financial or educational status. The programs generate savings income via a matching escrow account. The WorkSource program (Mapping Your Future) is a special program which offers opportunities to clients to engage in educational classes or obtain college level degrees. HAWC insures that these programs are made available regardless of any protected class designated under Federal, State or Local jurisdictions. The Housing Authority will develop a tracking tool on topical material presented and identifies program participants by various demographic indicators.

II. Program Impediments

A. Housing Choice Vouchers

Impediment: Uniform Payment Standard for Each City

Recommendations

The Housing Authority may offer a separate exception payment standard for a designated part of the fair market rent area in its jurisdiction with HUD's approval. However, HAWC generally does a comparable rent analysis for its jurisdiction and offers the same payment standards in all of its areas. This ensures that participants in any area of its jurisdiction have access to the maximum (highest) payment standard for each unit size.

To determine that no specific groups of individuals are denied access to housing based upon the amount of our payment standards, HAWC will compile a rent structure survey, at the time there is a change in fair market rents (FMR), to ensure that the payment standards for each unit size is maximized to allow program participants equal access to affordable housing units in its jurisdiction.

The survey will be available for review at the time the HAWC changes its payment standards. The rent survey will include a rent analysis of three (3) to seven (7) large, medium and small apartment complexes with various bedroom size units to determine the projected rental subsidy level (or payment standards) for the next twelve months in each of its primary and secondary cities. Additionally, HAWC will perform the same or similar rent structure survey for single family homes, as stated above, for various bedroom sizes in its primary and secondary cities. During this process, HAWC will identify specific units with accessibility amenities for individuals with disabilities.

Impediment: Identify Income and Ethnicity Mixture by Zip Code

Recommendations

Area income mixing is important to the rental assistance programs. At least semi-annually, the Housing Authority will complete a program analysis of units leased by zip codes based upon family income and ethnicity. The data will be utilized in determining whether the Housing Authority continually meets its requirement for program deconcentration as required by HUD. The data will be used to update our Briefing Maps (An informative tool for program participants) used to indicate areas of high poverty levels. Additionally, the information will assist in determining Fair Housing objectives for the Housing Authority.

Impediment: Identify Impact by Housing Types

Recommendations

Unrealistic zoning codes can impact opportunities for fair housing. HAWC representatives will participate, to the extent practical, in housing groups or initiatives that bring together housing specialists, developers, investors, building code enforcement or specialists and rehabilitation contractors who are interested in constructing/rehabbing buildings for specific housing types that can be utilized by program participants. One of the main objectives of the housing "coalition" must be to ensure that where dense housing types are to be constructed, they can be placed in non-traditional areas/zones and spread out throughout our jurisdiction in order to offer more areas for housing choices and transportation options to residents. Additionally, the coalition's interest should be to monitor building or zoning codes and address harmful requirements that impede or impact specific protected groups of individuals from accessing equal housing opportunities.

Impediment: Expanding Housing Opportunities

Recommendations

The Housing Authority recognizes the value of expanding housing opportunities within its jurisdiction. The HAWC has an Assets Manager, whose responsibilities include meeting with landlords, property managers and developers to increase the educational level for these groups concerning opportunities to expand housing opportunities in our area. He/she also works to recruit new landlords and potential home sellers, especially in areas not usually utilized by applicants and program participants. HAWC has at least an annual Landlord Presentation or Workshop that is open to the community.

The Housing Authority will increase these presentations and workshops to at least a semi-annual basis and will develop and implement a tracking tool that indicates the subjects or topics discussed during these sessions, including Fair Housing educational information and concerns expressed by owners regarding our rental assistance programs.

B. Public Housing

Impediment: Adjusting to New Physical Environments

Recommendations

Program participants of various ethnic or national origin backgrounds have often not lived in a housing situation that may include equipment that is unfamiliar to them. This may include such items as stoves, heating equipment or safety devices such as smoke detectors. A thorough and complete hands-on demonstration is being conducted to insure proper and safe use of such equipment by both the Public Housing Occupancy Specialist and a Lead Maintenance Technician. In addition, staff insures that participants have adequate language translation during any move-in activity at the property. HAWC will continue to improve this education process by the use of more written instructions and visual aids (pictures).

Impediment: Handling of Maintenance Requests

Recommendations

To ensure all program participants can enjoy their housing regardless of their various ethnic or national origin backgrounds, all program participants are carefully instructed on what constitutes maintenance problems, how to handle various issues, their responsibility and how to request services. Currently this information is provided to all participants in written form and for the past year, all new move-in actively has also resulted in the placement of an informational placard placed in the unit kitchen. However, of the 243 Public Housing units, this only encompasses approximately 1/3 of the total locations. The Housing Authority will accelerate this program to install this information in the remaining units during the 2012-2013 fiscal period.

Impediment: Reasonable Accommodation and Reasonable Modification Policies & Processing

Recommendation

This area is of special concern to the Public Housing program in its role as both the Case Manager and the Landlord. Our goal is to more fully explain to all participants at program entry their rights for Reasonable Accommodations and/or Modifications. This would include explaining how to make a request and the process followed by HAWC to review and then approve or disapprove their request. It would also more fully address any action required by the participant or the Housing Authority to complete any approved request.

Impediment: Aging Plans, Documents and Policies

Recommendation

From time to time laws, policies or standards may change as a result of changes in the Oregon Landlord & Tenant Act or other Federal Regulations. This may require changes in operational policies or procedures and the supporting documents. The Public Housing staff will review these possible changes annually or as they are made aware to insure primary operational policies such as the

Admissions and Continued Occupancy Policy are updated as necessary. This will also include the associated forms or the future inclusion of new forms or documents.

Impediment: Location of Public Housing Units

Recommendation

While the Public Housing units owned by the Housing Authority are spread throughout the County, they are more highly concentrated on the West side of the County. As many applicants and program participants represent various cultures, there may be a desire by them to locate within their established community where both family and supportive services are more prevalent. Experience has shown this to be more concentrated in the East County area. The Housing Authority will take this under consideration if or when future Public Housing units are added to the portfolio.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMI3 No. 2577-0226
 Expires 04/30/2011

Part I: Summary

PHIA Name:

Housing Authority of Washington County

Grant Type and Number

Capital Fund Program Grant No: OR 16P02250110
 Replacement Housing Factor Grant No:
 Date of CFFP:

Federal FY of Grant:

2010
 FY of Grant Approval:
 2010

Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2011 Revised Annual Statement (revision no. 3)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	404,000.00	444,691.11	404,000.00	404,000.00
3	1408 Management Improvements	0.00	308.89	308.89	308.89
4	1410 Administration (may not exceed 10% of line 20)	57,946.00	57,946.00	57,946.00	57,946.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	11,000.00	8,000.00	0	0
10	1460 Dwelling Structures	62,519.00	60,519.00	31,799	0
11	1465.1 Dwelling Equipment—Nonexpendable	3,000	3,000	0.00	0.00
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	40,000.00	5,000.00	0.00	0.00
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHIA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (sum of lines 2 - 20)	579,465.00	579,465.00	494,053.64	462,254.89
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 04/30/2011

Part I: Summary

PHA Name: Housing Authority of Washington County		Grant Type and Number Capital Fund Program Grant No: OR 16P022501110 Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: <u>2010</u> FY of Grant Approval: <u>2010</u>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	4,619.00	4,619.00		
Signature of Executive Director <i>[Signature]</i>		Date <i>2/18/2012</i>	Signature of Public Housing Director Date		

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
 4 RHF funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 04/30/2011

Part II: Supporting Pages

PHA Name:	Housing Authority of Washington County	Grant Type and Number	Capital Fund Program Grant No:	CFPP (Yes/No) No	Federal FY of Grant:	2010	Status of Work		
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised	Total Actual Cost	Obligated :	Expended :
HA-Wide	Operations	1406		404,000.00		444,691.11	404,000.00	404,000.00	Revised
HA-Wide Management Improvements	Management Improvements	1408		0.00		308.89	308.89	308.89	Completed
HA-Wide Administration	Administration Salary/Benefits	1410		57,946.00		57,946.00	57,946.00	57,946.00	Completed
HA-Wide	Architect/Engineer Fees and Costs	1430		\$1,000.00		\$0.00	0.00	0.00	Revised/Deferred
HA-Wide	Vehicles	1475	1	\$40,000.00		\$5,000.00	0.00	0.00	Revised
TOTALS				\$502,946.00		\$507,946.00	462,254.89	462,254.89	
OR022-AMP I Scattered Site Improvements	Site Work/Paving/Fencing	1450	10	11,000.00		8,000.00	0.00	0.00	On-Going
	Replace Cabinets	1460	4	23,900.00		23,900.00	11,152.50	0.00	On-Going
	Replace HVAC Systems	1460	3	4,619.00		2,619.00	0.00	0.00	On-Going
	Replace Siding	1460	5	24,000.00		20,646.25	20,646.25	0.00	On-Going
	Replace Flooring	1460	5	10,000.00		13,353.75	0.00	0.00	On-Going
	Replace Appliances	1465 1	10	3,000.00		3,000.00	0.00	0.00	On-Going
TOTALS				\$76,519.00		\$71,519.00	\$31,798.75	\$0.00	
Overall Totals				\$579,465.00		\$579,465.00	\$494,053.64	\$462,254.89	

† To be completed for the Performance and Evaluation Report on a Revised Annual Statement
 ‡ To be completed for the Performance and Evaluation Report

Part I: Summary

PHA Name: Housing Authority of Washington County	Grant Type and Number Capital Fund Program Grant No: OR 16P02250111 Replacement Housing Factor Grant No: Date of CFPP:	Federal FY of Grant: 2011 FFY of Grant Approval: 2011
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2011 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1	Obligated	Expended
		Original	Revised 2		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) 3	300,110.00	300,110.00	300,110.00	300,110.00
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	48,428.00	48,428.00	24,214.02	24,214.02
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	15,000.00	15,000.00	0.00	0.00
10	1460 Dwelling Structures	112,750.00	112,750.00	25,193.93	9,662.82
11	1465.1 Dwelling Equipment—Nonexpendable	3000.00	3000.00	835.05	835.05
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	5,000.00	5,000.00	0.00	0.00
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities 4	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 20)	484,288.00	484,288.00	350,353.00	334,821.89
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0

Part I: Summary

PHA Name: Housing Authority of Washington County	Grant Type and Number Capital Fund Program Grant No: OR 16F02250111 Replacement Housing Factor Grant No: Date of CFFP:	Federal FY of Grant: 2011 FFY of Grant Approval: 2011
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- Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2011 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of Line 20 related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director <i>[Signature]</i>		Date <i>1-27-2012</i>		Signature of Public Housing Director _____ Date _____	

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
 4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 04/30/2011

Part I: Summary

PHIA Name: Housing Authority of Washington County		Grant Type and Number Capital Fund Program Grant No: OR 16P02250112 Replacement Housing Factor Grant No: Date of CFPP:		Federal FY of Grant: 2012 FFY of Grant Approval: 2012	
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	327,110.00	0.00	0.00	0.00
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	41,487.00	0.00	0.00	0.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	6,941.00	0.00	0.00	0.00
10	1460 Dwelling Structures	34,339.00	0.00	0.00	0.00
11	1465 1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	5,000.00	0.00	0.00	0.00
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495 1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHIA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 20)	414,877.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 04/30/2011

Part I: Summary

PHA Name: Housing Authority of Washington County		Grant Type and Number Capital Fund Program Grant No: OR 16P02250112 Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: <u>2012</u> FFY of Grant Approval: <u>2012</u>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of Line 20 related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director <i>[Signature]</i>		Date <u>02-14-2012</u>		Signature of Public Housing Director	

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
- 4 RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary

PHA Name/Number: Housing Authority of Washington County OR16P022501		Locality (City/County & State) Hillsboro / Washington / Oregon			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A. Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
B. Physical Improvements Subtotal	Approved Statement	103,700.00	98,100.00	123,600.00	132,500.00	
C. Management Improvements		0	0	0	0	
D. PHA-Wide Non-dwelling Structures and Equipment		5,000.00	40,000.00	5,000.00	20,000.00	
E. Administration		48,428.00	48,428.00	48,428.00	48,428.00	
F. Other		0	0	0	0	
G. Operations		327,160.00	297,760.00	307,200.00	283,360.00	
H. Demolition		0	0	0	0	
I. Development		0	0	0	0	
J. Capital Fund Financing—Debt Service		0	0	0	0	
K. Total CFP Funds		484,288.00	484,288.00	484,288.00	484,288.00	
L. Total Non-CFP Funds						
M. Grand Total		484,288.00	484,288.00	484,288.00	484,288.00	

Part I: Summary		Grant Type and Number	Federal FY of Grant:
PHA Name: Housing Authority of Washington County		Capital Fund Program Grant No: Replacement Housing Factor Grant No: OR 16R02250112 Date of CFFP:	2012 FFY of Grant Approval: 2012
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
		Original	Revised 2
		Obligated	Expended
1	Total non-CFF Funds	0	0
2	1406 Operations (may not exceed 20% of line 20) 3	0	0
3	1408 Management Improvements	0	0
4	1410 Administration (may not exceed 10% of line 20)	6,841.00	0
5	1411 Audit	0	0
6	1415 Liquidated Damages	0	0
7	1430 Fees and Costs	0	0
8	1440 Site Acquisition	0	0
9	1450 Site Improvement	0	0
10	1460 Dwelling Structures	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0
12	1470 Nondwelling Structures	0	0
13	1475 Nondwelling Equipment	0	0
14	1485 Demolition	0	0
15	1492 Moving to Work Demonstration	0	0
16	1495.1 Relocation Costs	0	0
17	1499 Development Activities 4	61,574.00	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0
20	Amount of Annual Grant: (sum of lines 2 - 20)	68,415.00	0
21	Amount of line 20 Related to LBP Activities	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 04/30/2011

Part I: Summary		Federal FY of Grant: 2012	
PIA Name: Housing Authority of Washington County		FFY of Grant Approval: 2012	
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OR 16R02250112			
Date of CFFP:			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account		Total Actual Cost 1	
Line No.	Total Estimated Cost	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of Line 20 related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director <i>Robert C. Valle, Jr.</i>		Signature of Public Housing Director	
Date 2/14/2012		Date	

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.



Any individual with a disability or other medical need who needs accommodation with respect to this notice should inform the Department.

Resident Advisory Board for the Housing Authority of Washington County
April 4, 2012

On February 8, 2012 the Resident Advisory Board (RAB) met in their normal quarterly session. A copy of the proposed 2012 PHA Plan was provided to each RAB member. The Plan was reviewed and discussed with the RAB at this meeting. The PHA Plan was also placed on our department web site and a copy placed at the front desk in our reception lobby. Both of these copies were readily available to the general public.

On February 10, 2012 a Notice of Public Hearing was placed in both the Oregonian and the Hillsboro Argus newspapers announcing the availability of the PHA Plan for general public review and comment.

On April 3, 2012 the Housing Authority Board of Directors convened a public meeting to allow public comment on the proposed PHA Plan prior to the Board approval.

There were no comments or suggestions made by the RAB or by the general public prior to or at the public hearing. The PHA Plan was adopted by vote on this date.

Gary J. Calvert, CPM®, PHM
Housing Services Asset Manager