



Moving To Work

Annual Plan

Fiscal Year 2006

Introduction

The Vancouver Housing Authority's Moving-to-Work (MTW) demonstration began in April 1999 under a five-year contract with the Department of Housing and Urban Development (HUD). Utilizing the authority granted under the contract the Vancouver Housing Authority (VHA) developed a program intended to demonstrate that mandatory participation in a self-sufficiency program along with time limits on housing assistance would result in a greater number of Public Housing tenants and Voucher holders moving from assistance to self-sufficiency.

It was anticipated early on in the program that extensions to the five-year contract would be available to the VHA and accordingly the demonstration was expected to last longer than five years. However in September 2003, less than six months before the end of the five-year contract, VHA was notified that extensions to MTW would no longer be available. The VHA began to plan for disengagement from MTW and at the same time appealed the decision to not grant extensions. The VHA was able to secure an extension for a single year just prior to the expiration of the five-year contract and used that year (our FY2005) to transition out from our MTW program. In February 2005 VHA requested an additional extension after learning they were again available for the purpose of facilitating transition to successor legislation.

As this plan is being prepared it remains to be seen whether the proposed State and Local Housing Flexibility Act of 2005 will be enacted, or if enacted, what the final form will be. This in turn creates uncertainty as to what exactly VHA is transitioning to. Therefore an additional extension of MTW makes sense for VHA even though our demonstration is effectively over. As currently drafted the act contains a new MTW program, extensions for existing MTW programs, and new flexibility for calculations of housing assistance and rent. VHA is hopeful that whatever final form the act takes, it will include the opportunity for us to undertake new initiatives particularly regarding the way in which housing assistance and rent are calculated. Considering the new budget based method for funding the Voucher program, and the possibility of additional funding shortfalls, VHA recognizes that new flexibility in assistance calculations are necessary to avoid inequitable reductions of assistance. Current methods being used by Housing Authorities to cope with funding shortfalls, such as reduced occupancy standards and move restrictions, result in the burden falling on only a minority of participants and once used leave no options for future shortfalls. VHA is particularly interested in developing a demonstration of flat rents (or flat subsidies) as they offer the ability to set equitable rents across the program and may provide built in incentives for participants to increase earnings.

In addition to the possibilities presented with a new housing act, VHA is also undergoing a change to our fiscal year. The new fiscal year will match the calendar year and should begin January 1, 2006. VHA anticipates the need for a new, or substantial revised, annual plan for the new period. Accordingly, this plan does not contain any programmatic changes from the previous year and serves only as a transition to what we expect to be a new plan, incorporating the new fiscal year and any possible extension of MTW or new programmatic flexibility, to be drafted late this year.

I. Households Served

A. Number and Characteristics of Households Served

Table 1

Number and Characteristics of Households Served

	As of 3/31/2005		Projection for 3/31/2006	
	Public Housing	Vouchers	Public Housing	Vouchers
Total Number of Households	513	1942	513	1900
Distribution by Family Type				
Family	275	774	275	760
Elderly	87	452	87	440
Disabled (Under age 62)	151	717	151	700
Distribution by Bedroom Size				
Studio	0	7	0	0
1 Bedroom	102	385	102	380
2 Bedroom	206	810	206	805
3 Bedroom	177	559	177	555
4 Bedroom	24	143	24	140
5 Bedroom	4	20	4	19
6 Bedroom	0	1	0	1
Distribution by Income Range				
Below 30% of Median	455	1664	455	1650
Between 30% and 50% of Median	51	263	51	240
Between 50% and 80% of Median	7	13	7	10
Above 80% of Median	0	2	0	0
Distribution by Race of HOH				
White	400	1617	400	1580
Black/African American	55	212	55	205
American Indian/Alaska Native	9	16	9	15
Asian	46	72	46	70
Native Hawaiian/ Other Pacific Is.	3	22	3	20
Unknown	0	3	0	0
Distribution by Ethnicity of HOH				
Hispanic or Latino	24	74	24	72
Not Hispanic or Latino	489	1868	489	1828

Table 2**Households Served – Historical Trends all MTW Households**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Total Number of Households ^a	2194	2058	1885	2235	2424	2455
Distribution by Family Type						
Family	58.07%	49.27%	46.84%	44.65%	44.97%	42.73%
Elderly and/or Disabled	41.93%	50.73%	53.16%	55.35%	55.03%	57.27%
Distribution by Bedroom Size						
Studio	00.05%	00.00%	00.21%	00.49%	00.41%	00.29%
1 Bedroom	26.89%	28.09%	23.29%	22.55%	20.30%	19.84%
2 Bedroom	35.92%	34.94%	38.56%	40.45%	40.84%	41.39%
3 Bedroom	30.31%	30.13%	30.82%	28.64%	30.49%	29.98%
4 Bedroom	05.56%	05.44%	05.68%	06.26%	06.81%	06.80%
5 Bedroom	01.09%	01.17%	01.27%	01.16%	01.11%	00.98%
6 Bedroom	00.18%	00.24%	00.16%	00.22%	00.01%	00.04%
Distribution by Income Range						
Below 30% of Median	79.54%	75.70%	75.44%	87.83%	85.73%	86.31%
Between 30% and 50% of Median	20.15%	20.50%	20.53%	10.78%	14.27%	12.79%
Between 50% and 80% of Median	01.87%	03.35%	03.77%	00.94%	00.00%	00.81%
Above 80% of Median	00.00%	00.29%	00.21%	00.00%	00.00%	00.08%
Distribution by Race of HOH						
White	82.41%	78.86%	80.42%	83.76%	83.46%	83.38%
Black/African American	08.43%	10.12%	08.91%	08.90%	09.94%	10.88%
American Indian/Alaska Native	00.50%	00.73%	00.74%	00.89%	00.95%	01.02%
Asian	04.65%	04.71%	04.77%	04.65%	04.58%	04.81%
Native Hawaiian/ Other Pacific. Is. ^b	-	-	-	00.85%	01.07%	01.02%
Unknown	02.19%	02.33%	02.12%	00.49%	00.00%	00.12%
Distribution by Ethnicity of HOH						
Hispanic or Latino	03.33%	03.11%	02.97%	03.27%	03.67%	03.99%
Not Hispanic or Latino	96.67%	96.89%	97.03%	96.73%	96.33%	96.01%

^a Includes both MTW Public Housing Tenants and MTW Voucher Families

^b This Race Category was included with Asian prior to 2003

B. Number and Characteristics of Households on the Waiting List

Table 3

Number and Characteristics of Households on the Waiting List

	As of 3/31/2005		Projection for 3/31/2006	
	Public Housing	Vouchers	Public Housing	Vouchers
Total Number of Households	4030	5844	4425	7890
Distribution by Family Type				
Family	2414	3295	2655	4448
Elderly and/or Disabled	1616	2549	1770	3442
Distribution by Bedroom Size				
1 Bedroom	1984	2810	2180	3796
2 Bedroom	1405	1881	1545	2540
3 Bedroom	515	960	565	1296
4 Bedroom	86	152	95	206
5 Bedroom	33	32	34	44
6 Bedroom	6	6	6	8
Distribution by Income Range				
Below 30% of Median	3743	5339	4115	7222
Between 30% and 50%	280	480	307	649
Between 50% and 80%	1	13	1	18
Above 80% of Median	2	1	2	1

Table 4

Waiting List – Historical Trends

	FY2000		FY2001		FY2002		FY2003		FY2004		FY2005	
	LRPH	SC8	LRPH	SC8	LRPH	SC8	LRPH	SC8	LRPH	SC8	LRPH	SC8
Total Households	2149	2416	1031	2034	423	871	2467	2740	3670	4301	4030	5844
Distribution by Type												
Family	1397	1691	444	1089	225	566	1702	1616	2097	2502	2414	3295
Elderly/Disabled	752	725	587	945	198	305	765	1124	1573	1799	1616	2549
Distribution by Size												
1 Bedroom	1200	1075	739	877	379	389	1248	1322	1883	2071	1984	2810
2 Bedroom	534	766	139	647	12	280	781	862	1097	1339	1405	1881
3 Bedroom	274	435	80	384	8	140	342	446	547	735	515	960
4 Bedroom	85	105	27	83	2	38	76	90	113	126	86	152
5 Bedroom	23	41	31	32	14	17	16	15	25	25	33	32
6 Bedroom	15	12	15	11	8	7	4	5	5	5	6	6
Distribution by Income ^a												
Below 30% of Median	1681		852	1695	361	757	2264	2490	3370	3918	3743	5339
Between 30% and 50%	255		152	297	51	105	189	233	300	383	280	490
Between 50% and 80%	28		22	35	10	9	12	16	0	0	1	13
Above 80% of Median	6		5	7	1	0	2	1	0	0	2	2

^a Income Data for FY2000 was not differentiated by program

C. Number Projected to be Served at End of Period

See Table 1. for projected population to be served at end of period.

D. Narrative discussion/explanation of change

The projected number of Vouchers for the end of the period assumes a continuation of funding levels inadequate to lease the full number of vouchers in the Annual Contributions Contract (ACC) and the subsequent underutilization used as a means to stay within budget authority.

Waiting list projections are based on the assumption that the waiting list will continue to remain open to new applicants and that the number of those applicants applying each month will continue at the same rate as last year.

II. Occupancy Policies

A. Statement of Policies Governing Eligibility, Selection, Admissions, Assignment and Occupancy of Families (from VHA Statement of Policy)

10.0 SECTION 8 TENANT BASED VOUCHERS

10.1 APPLICATION SELECTION AND ADMISSION

Applicants will be admitted to the Section 8 Voucher program either as a special admission or as a waiting list admission. A special admission generally occurs when HUD awards the VHA program funding that is targeted for families living in specific units or as provided for in the Public Housing transfer policy.

10.1.1 ORGANIZATION OF THE WAITING LIST

Applicants on the waiting list will be grouped according to preference. Applicants with the same preference will be grouped in date and time order. The VHA uses the following preferences:

1. Preference for applicants where a family member is terminally ill with a life expectancy of less than 3 years. VHA has set aside 50 Vouchers for use by applicants housed with this preference. This preference will only effect placement on the waiting list when one or more of these "set aside" Vouchers are available.
2. Preference for applicants who are successful graduates of recognized transitional housing programs.
3. Applicants who are not receiving deep subsidies (rent based on income) for the units they now occupy will be given preference over applicants whose rent is based on income.
4. Applicants, who are families with dependents, or where the head, spouse or sole member is age 62 or older, or is a person with disabilities, will be given preference over other applicants.

10.1.2 SELECTION PROCESS

Each month the VHA will assess the voucher program and determine if there are vouchers available to issue. If so, the following process will be used to select applicants from the list:

If the available vouchers include any set aside for the terminally ill preference (1.), applicants with that preference will be selected in order of their application date and time for those vouchers.

If the waiting list contains applicants with preference number 2., vouchers will be offered next to those applicants.

Vouchers will next be offered to applicants who qualify for the preference for not receiving a deep subsidy (3.) and the preference for families with dependents, age 62 or older, or disability (4.).

If there are remaining vouchers, offers will be made to applicants who qualify for the preference for not receiving a deep subsidy (3.) or the preference for families with dependents, age 62 or older, or disability (4.).

Finally any remaining vouchers will be offered to those on the list without a preference.

Notwithstanding any of the above, the VHA is committed to ensure that at least 75% of the applicants admitted to the voucher program during each fiscal year are Extremely Low Income (ELI) households, with incomes below 30% of the median income for the Portland Metropolitan Area.

This targeting requirement does not apply to low-income households that are continuously assisted under the 1937 Act, or to low-income or moderate income households that are displaced from eligible low-income housing as a result of the prepayment of a mortgage or voluntary termination of an insurance contract.

The VHA will monitor the number of Extremely Low Income households admitted quarterly, and will make any necessary adjustments to the selection process described above to ensure that this targeting requirement is met.

The VHA is also required to maintain a comparable mix of families by family size during the MTW program as it served prior to the program. Since the MTW requirement encourages participating families to seek and maintain employment and has a time limit on receipt of assistance, the potential exists for the family size mix to change. The VHA will monitor the ratio of family size on the voucher program and if necessary make adjustment to the selection process.

10.1.3 BRIEFINGS

When a family is selected for admission they will be invited to a briefing and be given an information packet.

The briefing will include information on the following:

1. A description of how the VHA voucher program works.
2. Family and owner responsibilities under the lease and contract.
3. The locations where the family may lease a unit.
4. An explanation of portability.
5. Family requirements under the Move-To-Work program

The family will also be given a packet that includes the information required under 24 CFR 982.301 (b).

10.2 ISSUING VOUCHERS

10.2.1 VERIFICATION OF ELIGIBILITY

All adult members of the family will be required to complete an application form, the HUD and the VHA authorization for the release of information forms, the declaration of immigration status, and provide verification of eligibility; including Social Security number(s), income, assets, household composition, preference, and for any deductions that they wish to receive.

Appropriate verifications for eligibility are described in section 12.0 Definitions of Income, Deductions, and Verification. The Section 8 Voucher will not be issued to the family until all required forms and verifications are completed.

10.2.2 DENIAL OF HOUSING ASSISTANCE

An applicant will be denied a Voucher under the following circumstances:

1. Any member of the family is a person who was evicted during the previous three years because of drug-related criminal activity from housing assisted under a 1937 Housing Act program.
2. If the family has not reimbursed amounts paid or owed to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under a lease.
3. If the family breaches an agreement with the HA to pay amounts owed to a HA, or amounts paid to an owner by a HA.
4. If the family violates any family obligations under the program as described on the Section 8 voucher or lease.
5. If any member of the family has been evicted from public housing.
6. If a HA has ever terminated assistance under the voucher or certificate program for any member of the family.
7. If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
8. If any member of the family has engaged in drug-related criminal activity or violent criminal activity.
9. If the family has engaged in or threatened abusive or violent behavior to VHA personnel.
10. If any family member has been convicted of manufacturing or producing methamphetamine (speed) in a public housing development or in a Section 8 assisted property.

11. If any family member has a lifetime registration requirement under a State sex offender registration program.
12. If any family member is classified as a Level II (moderate-risk) or a Level III (high-risk) Sex/Kidnap Offender by the Clark County Sheriffs Department.

VHA will conduct a criminal history check on each member of an applicant household 18 years of age and older. Applicants will be required to sign consent forms for the criminal history check. Any applicant who refuses to sign a consent form will be denied admission.

The VHA will give the denied applicant a written notice stating the reason for the denial and an opportunity for an informal review of the decision.

10.2.3 TERM OF THE VOUCHER

Vouchers will be issued for 60 days. If, at the end of 60 days, the voucher holder has not submitted a Request for Lease Approval the voucher will expire unless the family has requested and been approved for an extension.

Extensions will be granted only as a reasonable accommodation for families that include a member who is a person with disabilities. The voucher will be extended to 120 days, and if it is determined that the family requires additional time to accommodate the disability, the voucher will be extended for an additional reasonable period.

If the family has submitted a Request for Lease Approval during the term of the voucher and the Lease is not approved; the VHA may suspend the term of the voucher for the period from the submission of the RFLA to the time the family is provided with a new RFLA form.

10.2.4 SUBSIDY STANDARDS

The number of bedrooms on the voucher determines the maximum amount of assistance that the VHA may pay on behalf of the family. The family may elect to rent a larger or smaller unit than the size indicated on the voucher. The payment standard used to determine the subsidy will be the lesser of the actual unit size or the voucher size. If the family elects to rent a smaller size unit, they may do so only if the unit will not fail HQS due to overcrowding.

In determining the voucher bedroom size the following standards will apply:

1. Single person families will be issued a one-bedroom voucher.
2. Two adults will share a bedroom unless related by blood.
3. Live-in aides will be assigned a separate bedroom.
4. Two children of the same sex will share a bedroom.
5. Two children of opposite sex, both under the age of six will share a bedroom.
6. Adults and Children will not be required to share a bedroom.

In determining bedroom size, the VHA will include the presence of children to be born to a pregnant woman, children who are in the process of being adopted, children whose custody is being obtained, children who are temporarily away at school, or children who are temporarily in foster care.

The VHA will consider exceptions to the above standards for circumstances related to a family member with a disability or for other justified cause. The VHA may require written documentation or verification for such an exception.

11.0 PUBLIC HOUSING

11.1 TENANT SELECTION POLICIES

11.1.1 ORGANIZATION OF WAITING LIST

The VHA will match the characteristics of an available unit with the highest-ranking applicant on the waiting list for a unit of the same size and or special features. The applicant may decline the first unit offered without penalty, but if they decline the second unit offer their application date and time will be changed to the current date, effectively moving them to the bottom of the waiting list.

All applicants for public housing will be assigned to one of the preference groups:

1. Priority placement will be offered to applicants for public housing who qualify for housing which has been designed or modified to accommodate their special needs and/or requires case management services relative to those needs. Disabled persons who can benefit from a unit with special accessibility features will receive first priority for units identified in an Agreement with the Division of Developmental Disabilities. Persons eligible for Assisted Living services will be given priority for units at Van Vista Plaza identified in an agreement with Coldwater Springs, LLC.
2. Preference for applicants who are families with dependents, where the head, spouse or sole member is age 62 or older, or is a person with disabilities.

3. Applicants who are not receiving deep subsidies (rent based on income) for the units they now occupy will be given preference over applicants whose rent is based on income.

Applications in the same preference group will be ranked in date and time order.

Notwithstanding any of the above, the VHA is committed to ensure that at least 75% of the applicants admitted to the Public Housing program during each fiscal year are Extremely Low Income (ELI) households, with incomes below 30% of the median income for the Portland Metropolitan Area.

This targeting requirement does not apply to low-income households that are continuously assisted under the 1937 Act, or to low-income or moderate income households that are displaced from eligible low-income housing as a result of the prepayment of a mortgage or voluntary termination of an insurance contract.

The VHA will monitor the number of Extremely Low Income households admitted quarterly, and will make any necessary adjustments to the selection process described above to ensure that this targeting requirement is met.

11.1.2 APPLICANT SELECTION CRITERIA

Consideration for selection will be given to the following criteria:

1. Past performance in meeting financial obligations, including rent.
2. A record of disturbances of neighbors, destruction of property, or living or housekeeping habits at prior residences which may adversely affect the health, safety or welfare of other tenants.
3. A history of criminal activity involving crimes of physical violence, criminal acts which would adversely affect the health, safety or welfare of other tenants, property or the VHA staff, or drug related criminal activity.
4. The families' agreement to participate in the Moving To Work demonstration program if they are not exempt from that program.

A family on the VHA public housing transfer list that includes a person with disabilities who can benefit from a unit that has special accessibility features will receive priority for those units. If no such family exists, the unit will be offered to an applicant on the waiting list who can benefit from the accessibility features. If the accessible unit must be offered to an applicant without disabilities, the VHA will require the applicant to agree to move to a non-accessible unit when available, at the resident's expense, and will incorporate that agreement as an amendment to the lease.

In considering past performances in financial dealings, disturbance of others, home maintenance and criminal behavior, information shall be considered in light of the duration, nature, and extent of such conduct and factors that might indicate a reasonable probability of favorable future conduct.

11.1.3 DENIAL OF HOUSING

An applicant will be denied housing under the following circumstances:

1. Any member of the family is a person who was evicted during the previous three years because of drug-related criminal activity from housing assisted under a 1937 Housing Act program.
2. If the family has not reimbursed amounts paid or owed to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under a lease.
3. If the family breaches an agreement with the HA to pay amounts owed to a HA, or amounts paid to an owner by a HA.
4. If any member of the family has been evicted from public housing.
5. If a HA has ever terminated assistance under the voucher or certificate program for any member of the family.
6. If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
7. If any member of the family has engaged in drug-related criminal activity or violent criminal activity.
8. If the family has engaged in or threatened abusive or violent behavior to VHA personnel.
9. If any family member has been convicted of manufacturing or producing methamphetamine (speed) in a public housing development or in a Section 8 assisted property.
10. If any family member has a lifetime registration under a State sex offender registration program.
11. If any family member is classified as a Level II (moderate-risk) or a Level III (high-risk) Sex/Kidnap Offender by the Clark County Sheriffs Department.

11.1.4 DETERMINATION OF FAMILY UNIT SIZE

The following guidelines will determine each family's unit size without overcrowding or over-housing:

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	3	6
4	5	8
5	7	10

These standards are based on the assumption that each bedroom will accommodate no more than two persons. Zero bedroom units will only be assigned to one-person families. Two adults will share a bedroom unless related by blood. In the event that a bedroom is too small for two persons, or large enough to house more than two persons, appropriate adjustments will be made in determining occupancy for that unit.

In determining bedroom size, the VHA will include the presence of children to be born to a pregnant woman, children who are in the process of being adopted, children whose custody is being obtained, children who are temporarily away at school, or children who are temporarily in foster care.

In addition, the following considerations may be taken in determining bedroom size:

1. Children of the same sex will share a bedroom.
2. Children of the opposite sex, both under the age of six will share a bedroom.
3. Adults and children will not be required to share a bedroom.
4. Foster adults and/or foster children will not be required to share a bedroom with family members.
5. Live-in aides will get a separate bedroom.

Occupancy limits may be waived temporarily to make use of vacant units when there is no appropriate size family on the waiting list.

A family may request a smaller unit size than the guidelines allow. The VHA will allow the smaller size unit so long as generally no more than two people per bedroom are assigned. In such situations, the family will sign a certification stating they understand they will be ineligible for a large size unit unless the family size changes.

A family may request a larger unit size than the guidelines allow. The VHA will allow the larger size unit if the family requires a larger bedroom size unit as a reasonable accommodation for a person with disabilities.

B. Statement of Rent Policy (from VHA Statement of Policy)

10.0 SECTION 8 TENANT BASED VOUCHERS

10.2.5 PAYMENT STANDARDS

At least annually the VHA will review the payment standards used in calculating housing assistance to determine if an adjustment is required. Consideration will be given to the following:

1. Any change in the amount funded by HUD under the Moving to Work block grant.
2. The number of Families on the Voucher program paying more than 30% of their adjusted income for rent and utilities.
3. The HUD published Fair Market Rents.

10.2.6 UTILITY ALLOWANCES

At least annually, the VHA will obtain and analyze utility rate data for all utility providers in Clark County. Where VHA determines that there is no significant, recurring difference in the rates charged by different providers of the same utility, VHA will calculate an average rate for that utility based on the rates charged by all providers.

VHA will determine whether there has been a change of 10% or more in the rate for any utility since the last revision of the Utility Allowance Schedule. If there has been a change of 10% or more, an appropriate adjustment to the schedule will be made.

10.2.7 ESTIMATED ASSISTANCE AND FAMILY SHARE OF RENT

The maximum amount of the assistance will be the Payment Standard for the lesser of the voucher bedroom size or the actual bedroom size of the unit minus the Total Tenant Payment (TTP). The actual amount of assistance may be less than this amount if the rent to owner and the allowance for tenant paid utilities is less than the payment standard or if the assistance is prorated due to the non-citizen rule. The actual amount of assistance cannot be determined until after the lease approval process.

The minimum family share of the rent and utilities will be determined by calculating their Total Tenant Payment. The TTP will be the greater of:

1. 30% of the family's monthly adjusted income.
2. 10% of the family's monthly gross income.
3. The Minimum Rent of \$50.00

The actual family share of the rent and utilities may be greater than the TTP if the rent to owner and the allowance for tenant paid utilities is greater than the payment standard or if the assistance is prorated due to the non-citizen rule. The actual family share cannot be determined until after the lease is approved.

11.0 PUBLIC HOUSING

11.2 DETERMINATION OF TENANT RENT

Rent for the Family is based on income. At admission and each subsequent review of eligibility the VHA will examine and verify the Family's income and eligible deductions to determine the Total Tenant Payment. Generally the Family rent will be the Total Tenant Payment minus an allowance for any tenant paid utilities, but will never be more than the Ceiling Rent.

11.2.1 CALCULATING THE TOTAL TENANT PAYMENT

The Total Tenant Payment is equal to the higher of:

1. 10% of the Families gross monthly income.
2. 30% of the Families adjusted monthly income.
3. The minimum rent of \$50.00.

11.2.2 MINIMUM RENT

The VHA has set the minimum rent at \$50. However if the family requests a hardship exemption, the VHA will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program.
2. When the family would be evicted as a result of the imposition of the minimum rent requirement.
3. When the income of the family has decreased because of changed circumstances, including loss of employment.
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items.
5. When a death has occurred in the family.

No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.

Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

11.2.3 UTILITIES

At properties where the VHA pays all utilities, excessive usage of utilities by tenants, (defined as use greater than the annually calculated VHA utility allowance) measured by check meters, will be charged to the tenant and be payable in addition to the rent. An average consumption for each unit size is available on request.

Residents are responsible for paying those utilities designated in their lease. A HUD-approved utility allowance is computed each year for each size and type of unit. The allowance is deducted from the total tenant payment to arrive at the tenant rent.

Any change in the utility policies or allowance of the VHA will require a thirty day notice to all residents and an opportunity for comment. A final response will be made by the VHA before changes are put into effect. Allowance changes that relate solely to increases in utility rates will be implemented after thirty-day notice to residents.

Individuals for whom the utility allowances provide a particular hardship may be granted special allowances. To be eligible for relief a resident must:

Be an elderly family occupying a unit for which the space heat has been calculated to 70 F., or based on actual consumption of units occupied by non-elderly or have factors beyond the resident's control which cause an increase in utility consumption, i.e. special equipment needs due to health, such as an air filtering device, or if a resident's utility is primarily used for a common area, such as lighting a parking lot.

When factors other than age are the reason for relief, residents must provide a statement from a qualified medical practitioner stating that extra utilities are needed and the type of extra service required.

11.2.4 CEILING RENT

The VHA has set a ceiling rent for each public housing bedroom size. The amount of the ceiling rent will be reevaluated annually and the adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. Families in the Moving to Work program will be eligible for a ceiling rent for a maximum of one year.

The VHA will post the ceiling rents at the central office and the Community Center and are incorporated in this policy upon approval by the Board of Commissioners.

11.2.5 RENT FOR FAMILIES UNDER THE NON-CITIZEN RULE

A mixed family will receive full continuation of assistance if all of the following conditions are met:

1. The family was receiving assistance on June 19, 1995;
2. The family was granted continuation of assistance before November 29, 1996;
3. The family's head or spouse has eligible immigration status; and
4. The family does not include any person who does not have eligible status other than the head of household, the spouse of the head of household, any parent of the head or spouse, or any child (under the age of 18) of the head or spouse.

If a mixed family qualifies for prorated assistance but decides not to accept it, or if the family has no eligible members, the family may be eligible for temporary deferral of termination of assistance to permit the family additional time for the orderly transition of some or all of its members to locate other affordable housing. Under this provision, the family receives full assistance. If assistance is granted under this provision prior to November 29, 1996, it may last no longer than three (3) years. If granted after that date, the maximum period of time for assistance under the provision is eighteen (18) months. The VHA will grant each family a period of six (6) months to find suitable affordable housing. If the family cannot find suitable affordable housing, the VHA will provide additional search periods up to the maximum time allowable.

Suitable housing means housing that is not substandard and is of appropriate size for the family. Affordable housing means that it can be rented for an amount not exceeding the amount the family pays for rent, plus utilities, plus 25%.

The family's assistance is prorated in the following manner:

Determine the 95th percentile of gross rents (tenant rent plus utility allowance) for the VHA. The 95th percentile is called the maximum rent.

Subtract the family's total tenant payment from the maximum rent. The resulting number is called the maximum subsidy.

Divide the maximum subsidy by the number of family members and multiply the result times the number of eligible family members. This yields the prorated subsidy.

Subtract the prorated subsidy from the maximum rent to find the prorated total tenant payment. From this amount subtract the full utility allowance to obtain the prorated tenant rent.

11.2.6 PAYING RENT

Rent and other charges are due and payable on the first day of the month. All rents should be paid at First Independent Bank. Reasonable accommodations for this requirement will be made for persons with disabilities.

If the rent is not paid by the fifth of the month, a Notice to Vacate will be issued to the tenant. In addition, a \$25 late charge will be assessed to the tenant. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and will incur the late charge plus an additional charge of \$10 for processing costs.

III. Changes in Housing Stock

Table 5

Changes in Public Housing Stock

Project	Description	Actual Units 3/31/2005	Projected Units 3/31/2006
WA 8-1	Skyline	148	148
WA 8-2	Van Vista	39	39
WA 8-3	Fruit Valley/Hazelwood/Stapleton	50	50
WA 8-4	Scattered Units	55	55
WA 8-5	Scattered Units	36	36
WA 8-7	Scattered Units	60	60
WA 8-8	Scattered Units	18	18
WA 8-9	Scattered Units	12	12
WA 8-14	Scattered Units	10	10
WA 8-16	Ridgefield	12	12
WA 8-19	Scattered Units	11	11
WA 8-21	Scattered Units	14	14
WA 8-22	Scattered Units	30	30
WA 8-23	Scattered Units	5	5
WA 8-24	Camas	14	14
Total		514	514

IV. Sources and Amounts of Funding

A. Funding Included in the Consolidated Budget Statement

Table 6

Sources and Amounts of Funding Included in Consolidated Budget Statement

Source	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Public Housing Tenant Rent	998,075	1,042,254	1,032,420	1,040,784	954,053	828,655	948,913	892,000
Public Housing Op. Subsidy	674,931	652,368	723,980	718,902	755,915	729,743	787,529	859,170
Public Housing Comp Grant	1,381,802	805,248	1,187,545	1,011,761	909,678	1,046,585	1,147,353	918,476
Section 8	6,610,141	7,311,927	7,684,208	9,159,965	9,981,956	11,324,778	12,743,136	12,210,000
MTW Tech. Ass. Grant	0	0	128,251	56,080	29,752	7,841	0	0
Interest	72,554	33,332	146,317	62,264	57,229	73,040	27,451	46,000
Other Revenue	59,999	136,106	156,106	214,719	229,815	98,702	279,750	221,400
Total	9,797,502	9,981,235	11,059,686	12,264,475	12,918,398	14,109,344	15,934,132	15,148,046

*Projection

We are anticipating a 4% cut in HAP funding and no reduction in Administrative Fee funding. This is the reduction we experienced in CY2005. Since we receive the funds equally over the year and with our current utilization is at 93%, we should be able to earn more Interest. Other Revenue includes approximately \$144,000 for portable fees, 10,000 for Laundry, and \$67,400 for maintenance charges collected from tenants.

B. Funding Outside Consolidated Budget Statement

None Anticipated

C. Consolidated Budget Statement

Table 7

Consolidated Budget Statement FY2006

	Total VHA	Consolidated MTW	Consolidated Non-MTW
Revenue			
Dwelling Rent	12,179,600	892,000	11,287,600
Lease Revenue	307,478	-	307,478
HUD and Other Grants / Admin Fees	15,415,224	13,987,646	1,427,578
Admin / Management Fees	55,090	-	55,090
Non-Profit Reimbursement	769,641	-	769,641
Interest	3,283,297	46,000	3,237,297
Port. Admin Fees	132,000	132,000	-
Other Revenue	1,209,157	90,400	1,118,757
Total Revenue	33,351,487	15,148,046	18,203,441
Expenses			

	Total VHA	Consolidated MTW	Consolidated Non-MTW
PERSONNEL			
Admin Salaries	1,955,477	153,409	1,802,068
Housing Assist Salaries	1,216,910	950,976	265,934
Maintenance Salaries	990,378	443,399	546,979
Other Salaries	1,071,740	-	1,071,740
Employee Benefits	1,600,716	438,930	1,161,786
TOTAL PERSONNEL	6,835,221	1,986,714	4,848,507
DISCRETIONARY			
Admin Expenses	1,882,857	-	1,882,857
Housing Assistance - Other	16,500	7,200	9,300
Utilities	1,461,932	337,970	1,123,962
Maintenance Materials	506,710	103,250	403,460
Maintenance Contracts	220,872	75,000	145,872
Landscape	224,750	-	224,750
Turnover Expenses	603,579	26,750	576,829
Insurance	271,396	57,340	214,056
PILOT	-	-	-
Depreciation	3,006,218	774,032	2,232,186
Other General Expense	6,680,114	1,100	6,679,014
TOTAL DISCRETIONARY	14,874,928	1,382,642	13,492,286
PASS THROUGH			
Housing Assistance Payments	11,451,540	11,120,000	331,540
TOTAL PASS THROUGH	11,451,540	11,120,000	331,540
Total Routine Expenses	33,161,689	14,489,356	18,672,333
Donations/Loans	61,597	-	61,597
Total Expenses	33,223,286	14,489,356	18,733,930
Net Surplus(Deficit)	128,201	658,690	(530,489)
Plus Depreciation	3,006,218	774,032	2,232,186
Less Interest Expense	-	-	-
Less Principal on Debt	(1,517,233)	-	(1,517,233)
Less Replacement Reserve Deposits	(518,998)	-	(518,998)
Less Capital Costs Using Cash Flow	(687,750)	(588,180)	(99,570)
Plus Developer Fee due	-	-	-
Less Capital Expenditures from Reserves	(589,289)	-	(589,289)
Plus Transfers from Reserves	642,600	-	642,600
Plus Allocated Income	2,712,495	-	2,712,495
Less Allocated Expenses	(2,600,105)	(893,023)	(1,707,082)
Cash Flow	576,139	(48,481)	624,620

V. Uses of Funds

A. Previous Year Expenditures by Line Item

Expenditure history for all years under MTW, and the prior year FY1999 for use as a baseline, is contained in Table 8.

B. Planned Expenditures by Line Item

Planned expenditures by line item are contained in Table 8.

Table 8

Previous and Planned Expenditures by Line Item

Expense	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Admin Expenses - LRP	596,979	769,543	853,889	633,788	796,294	534,299	661,655	854,974
Admin Expenses - S8	546,071	703,830	780,975	579,743	734,995	1,259,187	1,433,505	983,249
Maintenance Expenses	506,535	723,721	718,995	668,650	565,699	576,674	722,863	558,325
Utilities	166,730	221,129	250,680	251,159	252,930	309,191	312,022	337,970
Insurance	43,953	51,469	50,731	68,139	2,693	-	52,363	57,340
PILOT	72,624	84,444	21,796	40,845	75,000	75,000	-	-
Employee Benefits - LRP	318,986	373,321	443,042	416,985	170,466	168,794	288,964	177,033
Employee Benefits - S8	174,209	203,860	241,933	227,704	145,211	163,811	171,022	189,169
HAP Payments	5,809,731	7,293,593	7,160,949	6,766,719	8,363,175	10,303,025	11,482,847	11,120,000
FSS Escrow - LRP	69,424	91,005	188,469	167,325	145,577	13,100	(221,947)	-
FSS Escrow - S8	82,530	161,211	383,609	437,197	335,891	93,661	(525,100)	-
Other General Expense	33,547	75,942	61,892	28,235	<13,866>	34,350	71,507	1,100
Depreciation	0	730,541	802,528	805,852	742,020	788,554	907,701	776,362
Total	8,421,319	11,483,609	11,959,488	11,092,341	12,316,035	14,339,646	15,357,402	15,055,522

* Projection

C. Proposed Activities/Investments Change

We do not anticipate any significant change in our Activities/Investments

D. Reserves Balance

Table 9

Previous and Planned MTW Reserves

	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Public Housing	569,057	462,969	479,686	461,836	462,082	495,433	504,911	525,000
Section 8	0	1,125,173	597,371	788,238	820,688	383,293	170,603	170,603
FSS/MTW Tenant Escrow	182,488	297,282	718,013	1,083,252	1,355,934	1,477,827	766,796	650,000
Total	751,545	1,885,424	2,028,288	2,333,326	2,638,704	2,356,553	1,442,310	1,345,603

* Projection

Our Section 8 HAP Project Reserve has increased approximately \$600,000 through 12/31/05. This should provide us with ample Reserves as we start our new Fiscal Year (Jan – Dec 2006)

We have not used any of our Low Rent reserves since we started as a MTW agency in 1999. With the continuing under funding (89% proration in 2005 and 92% in 2006) of Low Rent we could easily use up this reserve (assuming we are not penalized for doing so) very quickly.

VI. Capital Planning

A. Major Capital Needs and Projects

The planned expenditures for this fiscal year are listed in Table 10 below. We are adding two ADA units to our Van Vista elderly high-rise as well as replacing the dining room carpet. The replacement of water pipes is due to the valves not allowing for individual shut offs and the old zone valves leak when they need to be shut off. We moved the planned roofing replacements scheduled last year to this year as we identified a larger number of replacements and plan on putting out a larger roofing package. We also plan to continue our modernization of kitchens and bathrooms at various units. This work includes new kitchen cabinets, dishwashers and flooring if needed. It also includes new bath cabinets and tub surrounds. Some monies are allocated to replace old and wind blown fencing and tearing out of trees that cause sewer or roofing problems.

These projects are being funded from the balance of Capital Fund 2004 which was in the amount of \$1,024,637.00. This fund has an obligation deadline of September, 2006 and needs to be expended by September, 2008. Approximately \$300,000 of this program is funding Management Improvements and Administrative Expenses.

B. Planned Capital Expenditures

Table 10

Planned Capital Expense FY2006

Project	Description	Capital Needs	Projected Expense
WA 8-1	Skyline	Concrete Replacement	90,000
WA 8-2	Van Vista	ADA upgrades of two units	
		Replace Dining Room Carpet	110,000
		Replacement of water pipes	100,000
WA 8-3	FrtVlly/Hzlwd/Stpltn		
WA 8-4	Scattered Sites		
WA 8-5	Scattered Sites		
WA 8-7	Scattered Sites	Landscaping	4,000
		Fencing	4,000
WA 8-8	Scattered Sites		
WA 8-9	Scattered Sites		
WA 8-14	Scattered Sites		
WA 8-16	Ridgefield	Fencing	13,000
WA 8-19	Scattered Sites		
WA 8-21	Scattered Sites		
WA 8-22	Scattered Sites		
WA 8-23	Scattered Sites		

Project	Description	Capital Needs	Projected Expense
WA 8-24	Camas		
All	Various LRPB Units	Modernization Roofing	215,000 189,000
Total			725,000

C. Demolition and Disposition Requests

The VHA has no plans for demolition or disposition of any Public Housing stock.

D. Homeownership Activities

The VHA has no plans for making Public Housing stock available for homeownership.

VII. Management Information for Public Housing

A. Vacancy Rates

Historical and projected vacancy rates are in Table 11. Vacancy rates were higher last year due to unanticipated personnel changes and higher turnover. We anticipate that vacancy rates will return to historical rates in FY2006 due to stabilization of personnel and an anticipated drop in turnover due to no more MTW graduates leaving so no new initiatives to improve occupancy are planned.

Table 11

Previous and Projected Vacancy Rates

Project	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Skyline	1.67%	1.64%	0.55%	0.71%	1.22%	1.27%	2.02%	1.00%
Van Vista	0.03%	1.07%	0.40%	0.41%	1.62%	0.86%	1.03%	1.00%
FrtVlly/Hzlwd/Stpltn	2.77%	1.23%	0.71%	1.16%	0.55%	0.96%	3.40%	1.00%
All Scattered Units	2.45%	1.10%	0.58%	1.52%	0.80%	0.89%	3.35%	1.00%
Ridgefield	0.00%	0.00%	0.53%	0.00%	2.63%	1.28%	11.35%	1.00%
Camas	3.37%	0.16%	0.67%	2.17%	0.94%	3.13%	5.42%	1.00%
Overall Rate	1.83%	1.20%	0.56%	1.07%	1.01%	1.08%	3.04%	1.00%

* Projection

B. Rent Collections

Table 12

Previous and Projected Rent Collection Rates

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Collection Rate	93%	96%	97%	98%	93%	95%	95%

* Projection

Rent collections improved somewhat in FY2005 and are anticipated to remain at that rate due to the hiring of new legal council for evictions. The new attorney revised eviction forms and has expedited the eviction process resulting in a quicker turnaround on units occupied by delinquent tenants.

C. Work Orders

The average number of work orders for the past six years is 4,370. We projected FY 2006 with 4,300 work orders. We expect our recorded response time to diminish as we change our work order entries to not combine routine inspection work orders with routine work orders, as is now being reported. We believe this technical change to show a great improvement in the response time to routine work orders. This change will take effect in January, 2006. Also, our maintenance workers maintain other buildings besides low-rent and we have added more units of non low-rent to their workload. We would not expect a great decrease in response time when we are adding more units but maintaining the same number of staff. We continue our response time of under 24 hours for emergency work orders. Work order data is contained in Table 13.

D. Inspections

The VHA inspects all units at least once per year, but typically more often. Maintenance mechanics routinely perform an additional inspection of an entire unit when they are called to the unit on a work order for a specific problem.

Table 13**Previous and Projected Work Order and Inspection Rates**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Routine Work Orders	3.9 Days	7.8 Days	9.2 Days	12.9 Days	11.8 Days	12.6 Days	12 Days
Emergency Work Orders	<24 Hrs	<24 Hrs	<24 Hrs	<24 Hrs	<24 Hrs	<24 Hrs	<24 Hrs
Routine Work Orders	3,841	4,061	5,071	4,967	3855	4426	4300
Emergency Work Orders	161	194	200	233	218	247	200
Percent of Units Inspected	100%	100%	100%	100%	100%	100%	100%

* Projection

E. Security

The VHA does not anticipate any issues or new actions regarding security this fiscal year.

VIII. Management Information for Section 8 Vouchers**A. Leasing Information****1. Units under Lease at Beginning of Period**

VHA had a 98% unit lease-up rate as of 4/1/2005

2. Target Lease up Rate at End of Period

VHA anticipates a 96% lease-up rate at the end of the period.

Table 14**Historical and Projected Lease Up and Utilization**

	FY2000	FY2001	FY2002 ^b	FY2003	FY2004	FY2005	FY2006 ^c
Unit Months Authorized	16,694	17,049	17,748	21,516	23,232	23,388	23,388
Unit Months Leased	17,503	17,190	16,462	18,244	21,798	22,945	22,452
Percent Leased	105%	101%	93%	85%	94%	98%	96%
Annual Budget Authority	7,311,927	7,864,208	8,180,025	10,043,760	11,530,786	12,743,136	13,128,476
Actual Expense ^a	8,278,225	8,523,785	7,786,134	9,225,088	11,640,560	12,631,131	13,000,000
Percent Funding Utilized	113%	108%	95%	92%	101%	99%	99%

^a Actual Expense equals housing assistance payments plus an imputed admin fee, not actual operating cost

^b New ACC's received during fiscal year are not included

^c Projected

3. Plans regarding Rent Reasonableness, Expanding Housing Opportunities, and Deconcentration of Low-income Families

The VHA plans to continue with our current system of comparing all units at the time a Request for Tenancy Approval form is submitted or when an owner requests a rent increase with the library we maintain of non-assisted units throughout Clark County. Contract Rents are not approved if a comparable non-assisted unit cannot be found.

No new initiatives to expand housing opportunities are planned. The current outreach efforts of marketing the program through the local association of landlords will continue.

Table 15 contains recent data regarding Voucher holders with children living in low poverty census tracts. The VHA has only recently been able to track Voucher Holders living outside of poverty census tracts. This is mainly due to the fact that Clark County doubled in population between the 1990 and 2000 censuses resulting in boundary changes and many new census tracts being added. The VHA continues to encourage Voucher Holders to find housing outside of poverty census tracts both verbally and in writing during briefings. We anticipate a continuation of the trend toward families choosing units outside of poverty tracts.

Table 15

Section 8 Voucher Families with Children Residing in Poverty Census Tracts

	FY2003	FY2004	FY2005	FY2006*
Census Tracts with Poverty Rate Below 10%	47.74%	49.33%	49.81%	50.00%
Census Tracts with Poverty Rate Between 10% & 20%	36.18%	35.56%	34.04%	35.00%
Census Tracts with Poverty Rate Above 20%	16.08%	15.11%	16.15%	15.00%

* Projection

C. Inspection Strategy

No new inspection strategy is planned. Housing stock continues to improve due to a soft market resulting in more choice for Voucher holders. The VHA follows the CFR regarding time period for correction of fail items and abatement of assistance payments and contract termination of units where the owner has failed to make required repairs within the time period.

Table 16**Section 8 Inspections**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	*FY2006
Annual Inspections	1243	1373	1336	1519	1726	1767	1750
RFTA Inspections	657	410	650	862	700	743	700
Re-Inspections of Fails	633	647	585	595	560	487	500
Total	2533	2430	2571	2976	2986	2997	2950
%Failing First Inspection	33.32%	36.29%	29.46%	24.99%	23.08%	19.40%	20.40%

* Projection

IX. Resident Programs and Self-Sufficiency

A. Time Limits and Escrow Accounts

Beginning in April 2004 the VHA offered the option to participants in our mandatory self-sufficiency program to cancel their contracts and opt out of the program and effectively avoid the time limit on assistance. To date approximately 700 participants have exercised this option and remain in Public Housing or the Voucher program. An additional 140 participants have graduated to self-sufficiency, taking any accrued escrow, and left housing over the last year. 230 participants have chosen to continue with their individual contracts with the expectation of graduating soon or transitioning to the Family Self-Sufficiency program. A detailed report on the results of out transition year will be contained in the FY2005 Annual Report.

B. Customer Service and Satisfaction Survey

As a result of a score of less than 75% (72.5) on the Communication section of the Resident Survey, the VHA is required to submit a follow-up plan. Eighteen surveys were sent and seven returned. Of those 7 returned, 4 were from Skyline Terrace residents. The remaining three were one each from three other public housing projects.

The one area of the communication section where the score was below an acceptable level was management provision of information about meetings and events.

In an effort to improve communication with residents in this area, the following steps will be taken:

- Redesign the Upcoming Events section of the *Neighbor To Neighbor* resident newsletter so that it takes a prominent position within the publication.
- Distribute flyers door to door at properties with more than 25 units, in advance of important events.
- Similarly, flyers announcing resident/tenant organization meetings will be distributed door to door in properties with more than 25 units. Door prizes will be offered as an incentive to attend.

- Post flyers in the lobby and each of the interview rooms of the Administrative Office and in the lobby of the Rise and Stars Community Center.

X. Other Information Required by HUD

A. Board Resolution (attached)

B. Five-Year Action Plan – Capital Fund Program (attached)

Affidavit of Publication

STATE OF WASHINGTON)

) ss:

nty of Clark)

Columbian

ALICE DOYLE
HOUSING AUTHORITY OF VANC-L
2500 MAIN ST
VANCOUVER WA 98660

REFERENCE: 70748

2538213 MOVING TO WORK ANNUA

I, the undersigned say,

That I am over the age of eighteen and not interested in the above entitled matter; that I am now, and at all time embraced in the publication herein mentioned, was, the principal clerk of the printer of The Columbian, a daily newspaper printed, published and circulated in the said county and adjudged a newspaper of general circulation by the Superior Court of the County of Clark, State of Washington, under Proceeding No. 802006715; that the advertisement, of which the annexed is a true printed copy, was published in the above-named newspaper on the following dates, to wit:

PUBLISHED ON: 07/21

TOTAL COST: 49.98

AD SPACE: 34 LINE

FILED ON: 07/21/05

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Alice M. Thomas

MOVING TO WORK ANNUAL PLAN

The Housing Authority of the City of Vancouver will hold a public meeting on Wednesday, August 3, 2005 at 6:00 PM at the Community Room of the VHA Administrative Office, 2500 Main St., Vancouver, WA. The public will have an opportunity to comment on the Moving to Work Annual Plan for an extension year of this program. The plan includes a discussion of a proposed "flat subsidy" for participants of the Section 8 voucher program. Copies of the draft MTW Annual Plan are available for review prior to the meeting at the Rise and Stars Community Center, 500 Omaha Way or at the Administrative Office, 2500 Main St., Vancouver, WA. Please send written comments regarding the Plan to: Housing Authority of the City of Vancouver Attention: Alice Doyle 2500 Main St. Vancouver, WA 98660 A copy is also available on the web at www.vhousa.com. July 21 6391