

► Moving to Work Annual Plan

Fiscal Year 2012

► Vancouver Housing Authority ►

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Moving to Work Annual Plan

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Vancouver Housing Authority

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Section I. Moving To Work Goals and Objectives

The Vancouver Housing Authority

The VHA provides affordable rental housing and housing assistance for more than 12,000 residents of Clark County, Washington. In addition to affordable housing, the VHA's community development activities also shape the lives of the people and neighborhoods we serve.

Our mission is to provide opportunities to people who experience barriers to housing because of income, disability, or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust.

The VHA was established in 1942 for the purpose of housing an influx of employees to the aluminum and shipyard industries during World War II. During that time, the VHA built 1,000 permanent homes and 11,396 temporary units capable of housing 50,000 people. When the war was over the temporary units were sold to buyers who agreed to dismantle and remove them. The land was then re-developed into some of Vancouver's best-planned neighborhoods.

In the 1960s the VHA assumed the primary role we still hold today, providing subsidized housing for low-income families, elderly, and disabled people. As a low-income housing provider, we have partnered with various community groups along the way, resulting in the creation of Columbia Non-Profit Housing in 1981, the Council for the Homeless in 1989, and Vancouver Affordable Housing in 2008.

In the early 1990s the VHA became a diversified housing authority by purchasing our first Workforce Housing property. As we continue to serve extremely low-income families, elderly, and disabled people in our traditional subsidized programs, investing in workforce housing and community development allows the VHA to provide additional affordable housing to low-income families. In addition this diversified housing portfolio reduces our dependence on federal funding sources and meets local policy goals.

The Moving to Work Demonstration

The VHA was among the original group selected to participate in Moving to Work (MTW) in 1999. More recently, the Department of Housing and Urban Development (HUD) and VHA executed an Amended and Restated Agreement on March 26, 2008. The new Agreement has a term of ten years and will end in 2018.

The MTW demonstration offers public housing authorities the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies. The program has three statutory objectives and in order to meet these objectives allows certain

The Moving to Work

Statutory Objectives:

- *Reduce cost and achieve greater cost effectiveness in Federal expenditures*
- *Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient*
- *Increase housing choices for low-income families*

exceptions from federal rules governing the public housing and Section 8 Voucher programs and in some cases offers flexibility in the funding of these programs.

VHA recognizes that the MTW demonstration is a valuable tool for meeting the housing needs of

Vancouver and Clark County and that the statutory objectives align with VHA's goals of promoting resident empowerment and self-sufficiency, maximizing the use of federally subsidized housing and rent assistance, and providing opportunities to people who experience barriers to housing because of income, disability or special needs.

The Moving to Work Plan and Report

As a MTW agency, the VHA is required to adopt an Annual MTW Plan that describes the activities planned for the next fiscal year. At the end of the year the VHA prepares an Annual MTW Report that compares the activities of the completed fiscal year with what was originally planned for that year. The required format and content of these plans and reports are outlined in an attachment to the MTW Agreement. This MTW Annual Plan is for the VHA's 2012 fiscal year that will begin on January 1, 2012.

Moving to Work Activities for 2012

Initiatives developed and approved under the MTW demonstration that require authorization under the terms of the MTW Agreement are known as MTW Activities. In addition to the 23 previously approved MTW Activities that will be continuing from previous years, the VHA is seeking approval for a single new activity for 2012.

VHA is proposing a pilot project that will bring together housing subsidy with case management under the guidance of a multi-disciplinary team for a small group of participants identified as needing this level of service in order to increase their economic self-sufficiency.

VHA is also making minor changes to several ongoing activities including clarification that former Public Housing projects will be able to have up to 100% of the units in the Project-Based Voucher program, some streamlining in the alternate inspection schedule for the Section 8 Voucher program, and changes to the tenant selection process for an assisted living program. In addition, we will be eliminating the MTW feature in the HCV homeownership program.

VHA Initiatives Outside of MTW

VHA has submitted three applications for the disposition of Public Housing units to the HUD Special Applications Center. We anticipate these will be approved in 2012 and VHA will be converting many Public Housing units to Section 8 Project-Based Voucher assistance and plans to sell others.

VHA plans to seek approval for an amendment to the MTW agreement allowing broader use of funds. Such authority will allow VHA to develop new housing opportunities for low-income residents of Clark County.

VHA is currently collaborating with a major medical provider in SW Washington to develop a comprehensive medical program for frail elderly. The intent of the program is to create managed care that is coupled with managed housing. VHA is also developing strategies with local partners to address increasing homelessness in Clark County that is tied to the high unemployment rate. Once developed, these activities may require MTW authority and a Plan amendment.

An internal working group has been formed to explore and develop possible future rent reform and time limit policy.

Vista Court, a new 76 unit elderly tax credit development with Project-Based Voucher assistance is expected to be ready for occupancy in early 2012.

Stakeholder Involvement

VHA will continue to use the flexibility provided by the MTW Demonstration to work with community partners to bring new housing opportunities to very-low income resident of Clark County. We will seek input and advice from our Moving to Work Advisory Committee and the Resident Advisory Board as we continue to develop and implement new activities for the MTW Demonstration. During 2010 the VHA Board established the Community Service Committee to further engage community partners to determine needs and areas for potential leveraging of resources. The Committee developed the pilot project that is being proposed as a new MTW activity.

Section II. General Housing Authority Operating Information

Housing Stock Information

Number of Public Housing Units at Beginning of Plan Year

VHA has 575 Public Housing units under contract with HUD. 189 of these units are not currently part of the inventory as they were removed under disposition plans and are currently pending replacement. The 386 physical units are currently divided among two Asset Management Properties (AMPS).

Planned Significant Capital Expenditures

Planned capital expenditures for 2012 include tree removal and trimming, new smoke detectors and carbon monoxide detectors in units with natural gas appliances, and barge rafter replacement, fencing and sidewalk repair in scattered site units. Skyline plans are for tree trimming and replacement of exterior doors. With the disposition of public housing the capital fund grant will be reduced in proportion over the next few years.

Figure 1: 2012 Planned MTW Capital Fund Activities

Community	Planned Activities	Budget
Skyline Crest	Exterior Upgrades	\$ 113,335
Scattered Sites	Exterior Upgrades & Smoke Detectors	\$ 358,350
VHA Wide	Capital Program Administration	\$ 75,665
	Community Center Program	\$ 200,000
	Grounds keeping Equipment	\$ 9,000
Total 2012 Public Housing Capital Budget		\$756,650

New Public Housing Units Planned for 2012

VHA is continuing to seek development opportunities that would allow for replacement Public Housing units. Also under consideration is placement of Public Housing units in existing unsubsidized units owned by VHA or newly purchased properties. However VHA does not anticipate that any new Public Housing units will be completed in 2012.

Public Housing Units to be removed from Inventory

VHA currently has three disposition plans under review by the HUD Special Applications Center. Removal of these units from Public Housing inventory will allow the VHA to obtain financing for needed improvements. The increased revenue from replacement of the subsidy with vouchers will service the resulting debt. The sale of some units will allow the VHA to consolidate management, maintenance and other services around fewer locations resulting in lower costs.

The first plan is for the removal of 150 units in AMP 1, known as Skyline Crest, from Public Housing inventory and replacement of the subsidy with Project-Based Vouchers (PBV). The second disposition plan under consideration by HUD included 31 units from AMP 1 and 53 units from AMP 2 for a total of 84 units. These are in locations with 10 or fewer units, mostly duplexes and triplexes, scattered throughout Clark County. The plan is to sell these units and to provide residents with tenant-based Housing Choice Vouchers. The third disposition plan is for 49 units from AMP 1 and 103 from AMP 2 for a total of 152 units. These units are all located in clusters of 12 to 30 units, and VHA is planning to provide PBV assistance once approved for disposition.

A resident whose rental unit was previously a Public Housing unit that has been or is being converted to PBV will be provided a new lease that retains the same grievance policy and termination of tenancy requirements (including cause requirement for termination of tenancy or assistance) that exists for Public Housing units.

Number of MTW Housing Choice Vouchers Authorized

VHA currently has 1987 Housing Choice Vouchers (HCV) funded under the MTW demonstration. An additional 99 were recently funded as part of the Public Housing disposition of Van Vista and it is anticipated that these will also become part of the MTW funded HCV program for a total of 2086.

Number of non-MTW Housing Choice Vouchers Authorized

VHA is authorized for 225 special purpose vouchers that are not part of the MTW demonstration. These include 75 Mainstream vouchers designated for persons with disabilities, 70 Veteran's Affairs Supportive Housing (VASH) tenant-based vouchers for homeless veterans, 50 Family Unification Program (FUP) vouchers, and 30 VASH project-based vouchers.

In addition to the vouchers funded directly to the VHA from HUD, VHA administers about 400 vouchers that ported to Clark County from other jurisdictions and where VHA bills the initial Housing Authority.

Number of Housing Choice Vouchers to be Project-Based

VHA will project-base up to 200 units in 2012. This does not include any new vouchers that are awarded to the VHA as part of a Public Housing disposition plan and designated as project-based at the disposed site.

Planned Leasing Information

Anticipated Number of MTW Public Housing Units to be leased

VHA expects to have 385 Public Housing units leased at the beginning of the year, but anticipates that by the end of 2012 all current Public Housing will have been disposed under a disposition plan and accordingly the only units under lease will be any replacement units that were developed during the year.

Anticipated Number of Non-MTW Public Housing Units to be leased

All of VHA's Public Housing stock is part of the MTW demonstration.

Anticipated Number of MTW Housing Choice Vouchers to be leased

VHA anticipates a lease-up rate of about 97% during the year for about 2020 MTW vouchers leased on average per month.

Anticipated Number of Non-MTW Housing Choice Vouchers to be leased

About 200 Non-MTW vouchers are expected to under lease each month for a utilization rate of 98%.

Anticipated Issues Relating to Leasing

No significant issues related to leasing are anticipated for 2012.

Number of Project-Based Vouchers In-use

VHA expects to have at least 585 Project-Based Voucher under lease by the end of 2012. This number includes up to 100 units in under the MTW activity tying housing subsidy to services provided by community partners, 8 units at the new Camas Ridge development, 76 units at Vista Court, and up to 401 as a result of the Public Housing disposition.

Waiting List Information

Anticipated Changes in Waiting lists

The disposition of Public Housing will create a number of changes to the VHA waiting lists. Applicants who are currently on the general or a site-based list for Public Housing that is converted to PBV will be placed on the new PBV list for that site and will retain their date and time of application with regard to their position on the list. In addition applicants on the HCV list will be giving the opportunity for placement on the new PBV lists also retaining their date and time of application.

Anticipated Changes in the Number of Families on the Waiting Lists

Because there are a significant number of applicants on the existing Public Housing lists that will be converted to PBV lists and due to the fact that there will still be over 2000 applicants on the HCV list at the beginning of the year, VHA does not anticipate opening a waiting list during 2012.

Section III. Non-MTW Related Housing Authority Information

Planned Sources and Uses of other HUD or other Federal Funds

Figure 2 details the anticipated sources and uses of Federal funding not part of the MTW demonstration. This includes the Section 8 New Construction properties, Mainstream, FUP, and VASH Vouchers, and a number of other grants.

Figure 2: Planned Sources and Uses of other Federal Funds

Sources	
Rental Income	616,318
HUD and Other Grants	2,327,470
Other Revenue	955,105
Investment Income	36,854
Total	3,935,746
Uses	
Administrative Expenses	2,240,883
Maintenance	108,356
Utilities	53,841
Insurance and other Expenses	38,303
Housing Assistance Payments	767,247
Interest Expense	88,651
Capital Expenditures	286,031
Less Principle & Reserve Contributions	407,596
Transfers To (From) Reserves	(186,031)
Total	3,904,877
Net Income (Deficit)	30,869

Non-MTW Activities Proposed by the Housing Authority

VHA is planning to implement direct deposit for landlords in the HCV program. The Section 8 HCV department will also be developing a plan for

conversion of paper participant files to electronic storage.

VHA will develop a long-term maintenance strategy for the Homeless shelters that we own and lease to service providers. We will also be collaborating with the Council for the Homeless, homeless service providers, City of Vancouver, and Clark County to assess effectiveness of housing service delivery for the homeless and other vulnerable and determine if VHA's current level of participation is at an appropriate level.

Planned renovations to existing properties include an upgrade to the community center and improvement of building entries at Skyline Crest and improvements including a new dining facility at Van Vista. These renovations are made possible by the Public Housing disposition that once completed allows new financing opportunities.

Utilizing Neighborhood Stabilization I funds in 2010, VHA was able to acquire an 8 acre undeveloped parcel in east Vancouver. The parcel is located in an area of commercial and retail growth that presents opportunities for employment. VHA intends to request an amendment to the MTW Agreement authorizing VHA to utilize \$1,500,000 of MTW funds to contribute to anticipated development budget of \$22,000,000 for the planned 144 units. The units will be mixed income and the units funded by the MTW funds will be restricted to households at or below 80% of median income.

Section IV. Long-Term Moving to Work Plan

Our Mission

The mission of the Vancouver Housing Authority (VHA) is to provide opportunities to people who experience barriers to housing because of income, disability or special needs in an environment which preserves personal dignity and in a manner which maintains the public trust. In carrying out its mission, the Vancouver Housing Authority is committed to: Vital neighborhoods; Respect for VHA clients and employees; Excellence in management and operations; Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of local government; and Dispersal of assisted housing throughout Clark County where warranted by need.

VHA's long-term MTW vision integrates the mission of the agency with the purposes of the MTW statute. The flexibility provided by the MTW Agreement will help the VHA realize its long-term vision and maximize the use of housing programs to meet the needs of the Vancouver/Clark County community.

Aligning With Other Community Housing and Service Plans

The VHA's vision includes aligning its MTW plan with other community housing and service plans to ensure that community resources are used effectively and efficiently.

High Performer Status

The VHA is committed to maintaining its High Performer status in its Public Housing and Section 8 Housing Choice Voucher programs. VHA intends to use its MTW flexibility to focus its resources and adopt policies that support a high quality of service to its residents and to the community at large.

Excellence in Management and Operations

VHA intends to maximize efficient and effective delivery of its programs and will maintain its properties

at or above community standards and demonstrate good stewardship of its properties, preserving them for future generations.

The VHA is committed to simplifying and streamlining program operations, eliminating unnecessary paperwork, and focusing its resources on providing direct service to residents in property management and promoting successful tenancy.

Promoting Resident Empowerment and Self-Sufficiency

VHA will target resources and utilize MTW flexibility to address the statutory requirement of providing "incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient."

Priority will be given to policies and procedures that will assist residents in achieving self-sufficiency, including developing asset building initiatives, expanding resources and programs that promote self-sufficiency.

VHA is committed to enhancing opportunities for its residents and using its MTW status to create pathways that lead to self-sufficiency through targeted employment programs and opportunities for homeownership.

Promoting Home Ownership

Program participants seeking home ownership will receive one-on-one counseling, attend pre-purchase home ownership classes offered by a local nonprofit, and participate in post purchase follow up. Program participants may receive financial assistance from their Section 8 Housing Choice Voucher.

Maximize the Use of Federally Subsidized Housing and Rent Assistance

The Vancouver/Clark County community has grown rapidly in the past decade and the demand for decent, affordable housing far surpasses the supply. The VHA

is working with community partners to maximize Public Housing and Housing Choice Voucher resources by targeting resources and combining Project-Based Vouchers with service-enriched housing.

The VHA's MTW status allows it to make the best use of its Section 8 Housing Choice Voucher program to establish programs and create partnerships that serve the most vulnerable and expand opportunities for those seeking to break the cycle of poverty.

Building Community

For more than sixty years, the VHA has been engaged in building a healthy Vancouver/Clark County community and ensuring that there is a place for everyone, including low income and vulnerable populations. We have learned that affordable housing, like roads, is part of the infrastructure of a healthy community. We have made some policy decisions that will impact all of our future developments.

- Future developments will include workforce as well as service-rich housing for special populations.
- Developments will serve to address one of the following: create affordable housing opportunities in high-cost areas, address a revitalization need of the community, provide housing for special needs populations near services, and provide affordable housing in growth areas and along transportation routes.
- Replacement of units disposed will be planned in individual projects or accounted for in the overall housing portfolio. The housing portfolio will be reviewed for diversification needs, in that special needs programs requiring financial support will be adequately offset by market/near-market rate developments.
- Future project and program planning will be inclusive of City and County comprehensive plans. Developments will respond to noted types of populations with housing needs and geographic areas in which affordable housing opportunities are inadequate.

Adopting Sustainable Practices

The VHA's vision includes being a good steward of the resources within its control. We will put into practice decision-making that will result in actions that, in the words of the World Commission on Environment and Development, "meet the needs of the present without compromising the ability of future generations to meet their own needs." The decisions we make today, in operations and in development, will achieve current objectives and also serve to sustain the agency and the community over time. We will practice energy conservation, reduce environmental impacts, increase the durability of building components, reduce solid waste, achieve operational savings, and use sustainable building practices in affordable housing design. We will use the Evergreen Sustainable Development Criteria, developed by the state of Washington, in our new housing development. We will support other governmental, nonprofit, and for-profit entities in building a more sustainable Vancouver/Clark County community.

Community Partnerships

Since its beginning in 1942, the VHA has actively partnered with other community agencies and governmental entities to meet the housing needs of the community. The VHA works in partnership with a variety of local agencies that provide services for residents, and throughout this plan there are references to these partnerships. MTW is a vehicle through which these partnerships can be enhanced.

Residents, program participants, and key community constituencies are at the root of VHA's long term planning. The agency's rich history of partnerships has resulted in innovations that have served the specific needs of residents and the establishment of programs and services, such as the Learn and Play program for the very young and Assisted Living for the frail elderly. Creation of a Resident Advisory Board provides a vehicle for resident empowerment and a forum for dialog. Creation of a Moving to Work Advisory Committee allows for greater participation from community stakeholders.

Section V. Proposed MTW Activities: HUD Approval Requested

Activity 2012-01: Multi-Disciplinary Team Pilot Project

Description

Community Supported Self Reliance (CSSR) is a planned pilot project where housing assistance along with intensive wrap around services are made available through partnering agencies to very-low income clients with multiple barriers to self-reliance. VHA will form a partnership with up to four community agencies selected based on their commitment and expertise in providing the support necessary to move very-low income residents to self-reliance. Each selected agency will provide one staff member to serve on the Project Team. The primary role of the Project Team is to screen and refer participants to the project, to support agency case managers, and to ensure that program participants are making steady progress toward self-reliance. In addition to the Project Team, the project will rely on a Review Board. This board will be comprised of up to 12 members with expertise in a variety of disciplines and, whenever possible, personal experience as a recipient of local support services. The primary function of the Review Board is to provide final approval of resident selection and participation in the program, provide expertise and advice, approve graduation or expulsion processes, and manage tenant disciplinary actions or grievances.

The 16 participants initially selected for the pilot project will be provided a Housing Choice Voucher set aside for this purpose. VHA will use MTW authority to impose a time-limit of five and a half years (66 months). In addition to the regular HCV program obligations, participants will be required to actively participate in their approved self-reliance plans developed with their assigned case manager from a partnering agency; failure to do so will result in expulsion from the program. Participants facing expulsion may file a grievance with the project's Review Board. If the expulsion is upheld by the Review Board, the participant will be considered to be in violation of their HCV family obligations and will be terminated from the HCV program. Participants facing termination

of housing assistance will have an opportunity for an HCV informal hearing.

In addition to access to a housing voucher participants in this program, and their case managers, will have access to the expertise and resources provided by members of the Project Team and the Review Board. Participants will also participate in a VHA sponsored Self-Sufficiency program.

Relation to Statutory Objectives

This activity will provide incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

Impact on Statutory Objectives

This project will impact the objective by successfully transitioning participants to greater economic self-sufficiency resulting in their no longer requiring housing assistance and /or other community resources.

Metrics and Data Collection

Data collection will be done through Project Team agency and VHA reports, including credit scores and self-sufficiency indicators from the WorkSource Self-Sufficiency Calculator for Washington State. Metrics and benchmarks will be:

- 85% of program participants will show at least a 25% increase per year in their WorkSource Self-Sufficiency Calculator indicators
- 50% will have improved credit scores by year 3 as compared with program entrance
- 50% have improved financial education habits by year 3 as evidenced by completion of financial management training/counseling, improved budget planning, and/or increased savings
- 75% (12) will graduate by the end of year five.

Authorizations

This activity is authorized under Sections D. 2. D. and E. of Attachment C of the Amended and Restated Agreement.

Section VI. Ongoing MTW Activities: HUD Approval Previously Granted

The following MTW activities are ongoing from previous years. The VHA is not currently planning to have any outside evaluations of ongoing activities in 2012.

Activity 2011-01: Minimum Rent and/or Income Limits for New Public Housing Units

VHA will be continuing to seek opportunities to replace Public Housing units that were previously removed under a disposition plan. When developing replacement Public Housing units VHA plans to set a minimum rent and/or a minimum income limit for applicants to the new project. The minimum rent would be higher than the one currently allowed under regulation. The minimum income would still be well below the very-low income limit at 50% of Area Median Income (AMI). The actual minimum rent and/or income limit will depend on the requirements of any new project.

Plan Year First Identified and Implemented

This activity was approved for the 2011 Plan year.

Update on Status of Activity

This has not been implemented as there have not been any opportunities for replacement Public Housing units.

Anticipated Changes, Modifications, or Additions

There are no changes to this activity planned for 2012.

Activity 2011-03: Floating Units in PBV Programs

This activity allows the subsidized units to “float” or change in a project under contract in the PBV program when, for example, a new tenant needs a different size

unit or when a tenant no longer requires the subsidy but wants to remain in-place.

Plan Year First Identified and Implemented

This activity was approved and implemented in 2011.

Update on Status of Activity

All PBV projects are now authorized to move the subsidy from one unit in the project to another when appropriate without a contract amendment.

Anticipated Changes, Modifications, or Additions

There are no changes anticipated to be made to this activity in 2012.

Activity 2011-04: Up to 50% of Units in a Project may be PBV Units

This activity allows the VHA to designate up to 50% of the units in a project to be PBV units. This would apply only in those projects not already exempt from the 25% cap such as projects designated for the elderly and/or disabled.

Plan Year First Identified and Implemented

The activity was proposed and approved in the 2011 MTW Annual Plan.

Update on Status of Activity

To date this authority has not been used.

Anticipated Changes, Modifications, or Additions

In addition to a limit of up to 50% in newly proposed projects, VHA will allow up to 100% of the units to be PBV units in former Public Housing projects disposed of under approved disposition plans.

Activity 2011-05: VHA Staff may Perform HQS Inspections and Rent Reasonableness on VHA Owned Properties.

This MTW activity allows the VHA to have Section 8 HCV department staff perform the inspections and assess rent reasonableness when an HCV participant has selected a unit owned (or owned by an entity substantially controlled) by the VHA such as a tax credit property. This authority creates substantial savings compared to what the VHA was being charged by contracted inspectors.

Plan Year First Identified and Implemented

This activity was approved and implemented in 2011.

Update on Status of Activity

This activity is fully implemented and will be ongoing throughout the 2012 plan year.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes, modifications, or additions planned for 2012.

Activity 2010-01: Community Involvement and Educational Opportunity Initiative

This activity requires that work-able adults in the Housing Choice Voucher program perform community service or self-sufficiency activities if they are not working at least 25 hours per week or already enrolled in a self-sufficiency program. Together with the existing requirement for Public Housing residents, this provides an opportunity for new experience, personal growth and self-enrichment for all recipients of subsidized housing through VHA who are able to, but not currently, working.

Plan Year First Identified and Implemented

This activity was identified in the VHA 2010 Annual Plan and implementation began being phased in as participants had their annual eligibility reviews in 2010.

Update on Status of Activity

VHA has a full-time Community Involvement and Employment Manager who monitors compliance and provides information about community service and self-sufficiency activities to participants. The activity has been well received by the community and by the vast majority of participants.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes to be made in 2012.

Activity 2010-02: Skyline Crest Campus of Learners

The Skyline Crest Campus of Learners is a partnership between VHA and the residents of Skyline Crest; VHA's largest Public Housing Property. VHA provides children and young adults' resources and activities through the community center and families develop and commit to success plans centered on their child's school attendance and community involvement.

Plan Year First Identified and Implemented

This activity was identified in the VHA 2010 Annual Plan and was implemented beginning that year.

Update on Status of Activity

The transition of Skyline Crest to the Campus of Learners was completed in 2011. The activity will be ongoing in 2012.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes to be made in 2012.

Activity 2010-04: Waiting List Preference for Applicants without Housing Subsidy

This activity creates a local preference in the VHA Housing Choice Voucher and Public Housing waiting lists for applicants not already receiving subsidized housing. As a MTW activity it waives the requirement that a local waiting list preference in the Housing

Choice Voucher program not be denied for a Public Housing resident.

Plan Year First Identified and Implemented

This activity was identified in the VHA 2010 Annual Plan and was implemented at the beginning of 2010

Update on Status of Activity

Currently the local preference is in place and the waiting lists are ranked accordingly.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-02: Imputed TANF Income for Voluntary Grant Closures

VHA imputes a full TANF grant for participants who voluntarily close their grants rather than face sanction due their failure to comply with the work activities program or fraud. This extends the current HUD policy on imputing TANF income and closes a loophole where participants were able to get a lower rent after violating the requirements of an agency working in close partnership with the VHA.

Plan Year First Identified and Implemented

This activity was identified in the VHA FY 2009 Annual Plan and was implemented beginning January 1, 2009.

Update on Status of Activity

This policy continues in place, although the number of cases where it is utilized is very low.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes to be made in 2012.

Activity 2009-03: No Verification of Assets Less Than \$5000

VHA does not obtain a verification of a reported asset if the reported value is less than \$5000. This MTW

activity saves VHA significant administrative funds by eliminating verifications on the vast majority of assets and any income from those assets that has little or no effect on housing subsidy and/or tenant rent.

Plan Year First Identified and Implemented

This activity was identified in the VHA FY 2009 Annual Plan and was implemented beginning January 1, 2009.

Update on Status of Activity

This activity will be ongoing in 2012 and will continue to reduce administrative costs.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-06: Alternate Required HQS Inspection Schedule

VHA performs a Housing Quality Inspection (HQS) inspection prior to approving a new lease in the Housing Choice Voucher program and then performs subsequent inspections every-other-year. On alternate years the landlord and tenant self-certify that the unit meets HQS.

Plan Year First Identified and Implemented

Although VHA first identified a proposed alternate inspection schedule for the HCV program in the FY 2007 it was not implemented that year and was redesigned and identified again in an amendment to the FY 2009 Plan. The activity was implemented on January 1, 2010.

Update on Status of Activity

Activity is being implemented as units approach their anniversary date from their last inspection. Generally the new inspection policy has been well received by owners and tenants.

Anticipated Changes, Modifications, or Additions

VHA is planning to modify the requirement that a certification form be completed by landlord and tenant

during alternate years when a physical inspection does not take place. After using this process for a year, it has become apparent that this part of the process is an administrative burden for both the VHA and participating landlords and tenants while serving little or no useful purpose. Note that tenants will still receive information about their right to request a special inspection if needed to address any unresolved issues with their unit.

Activity 2009-07: Investing in State Permitted Instruments

This activity allows VHA to invest certain funds received from HUD consistent with Washington State law and to possibly obtain higher returns than would have occurred otherwise.

Plan Year First Identified and Implemented

This activity was identified in the VHA FY 2009 Annual Plan and was implemented beginning January 1, 2009.

Update on Status of Activity

VHA continues to utilize this policy although at the current time the rates of return remain low for most investments.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes to be made in 2012.

Activity 2009-08: Simplified Utility Allowance Schedule

VHA utilizes a simplified utility allowance schedule in the Housing Choice Voucher program that simplifies rent calculations, particularly for participants prior to leasing, and encourages reduced energy consumption.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning September 24, 2009.

Update on Status of Activity

The new allowance is being implemented as participants move or have a required reexamination.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-09: Limited Utility Allowance Payments

For both Public Housing and the Voucher program, tenants whose rent calculation results in a negative rent (also known as a Utility Allowance Payment or UAP) are only allowed to receive the payment for six months unless a hardship exception is granted.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning October 1, 2009.

Update on Status of Activity

This activity is now fully implemented and the majority of tenants and participants who previously received a payment are no longer receiving one.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-10: Replacement of Medical Expense Deduction

Under this activity the VHA has eliminated individual calculation and verification of medical expenses for Elderly and Disabled designated families, replacing the deduction with an Elderly/Disabled deduction increase to \$700.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning November 5, 2009.

Update on Status of Activity

This activity was phased in over a two year period and is now fully implemented. The number of new requests for a hardship exemption has dropped to zero.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-11: 40% Maximum Family Share Expanded to Ongoing Tenancy

VHA has taken the 40% maximum family share normally applied at contract approval in the Housing Choice Voucher program and expanded it to subsequent reexaminations as well. If, at a reexamination, the rent calculation results in a family share greater than 40% of the family's adjusted monthly income, the family is required to reduce their share to less than 40% through an increase in income or a move to a less expensive unit within one year, or they may receive an exemption through participation in a self-sufficiency program or the hardship policy.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning September 1, 2009.

Update on Status of Activity

The transition plan for this activity included an exemption for participants rent burdened prior to the implementation of this policy. Because of this there has been little impact to date of this policy; however we anticipate that will change in 2012 due to the fact that many participants have since relocated and lost their exemption and some newer participants may also be impacted.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-13: Next Required Reexamination 12 Months after Interim

This MTW activity provides that the next required reexamination (AKA Annual Review) will be rescheduled to at least 12 months after the effective date of an interim reexamination. This policy reduces the overall number of reexaminations required each year.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning October 1, 2009.

Update on Status of Activity

The activity is ongoing for both Public Housing and Housing Choice Voucher programs.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-15: Owners Restricted to Annual Rent Increases

Under this MTW policy owners in the Housing Choice Voucher program are restricted to a single rent increase each year.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning September 1, 2009.

Update on Status of Activity

This policy remains in effect. Landlords generally understand the need for the policy and no complaints have been received.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-16: Renter Education Required for Applicants

Under this activity new applicants for Public Housing and the Housing Choice Voucher program must complete a rent education course prior to being offered a unit or voucher when they reach the top of the waiting list. Exemptions can be made for disability related or other issues. The course covers topics including money management and credit, landlord/tenant rights and responsibilities, how to be a good renter, and how to find landlords that will rent to you. Applicants who complete the course receive a certificate of completion that is recognized by many landlords in the community and can substitute for good credit and references in tenant screening policies.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning September 1, 2009.

Update on Status of Activity

This activity continues to be well received by applicants, many of whom are skeptical at first but later find much value in the training after attending it.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 2009-19: Separate Waiting List for Assisted Living Facility

The MTW activity allows for a separate waiting list for an assisted living facility that is located at a Public Housing site that includes other Public Housing units.

Plan Year First Identified and Implemented

This activity was identified in an amendment to the VHA FY 2009 Annual Plan and was implemented beginning August 25, 2009.

Update on Status of Activity

This policy was developed for a Public Housing project that was disposed of under disposition in 2011. The project continues as an assisted living facility, but with housing assistance under the PBV program

Anticipated Changes, Modifications, or Additions

With the change to PBV assistance VHA is proposing to modify this activity. Instead of a separate waiting list for the assisted living units within the project we will use authority under the MTW program to allow tenant selection to be made by the assisted living administrator based on need. This change is needed due to the nature of a low-income assisted living facility where qualification for Medicaid is required and where applicants have immediate needs and cannot linger on a waiting list.

Activity 2008-01: Project-Based Vouchers Tied to Services

The VHA's MTW Section 8 Project Based Program partners with other community organizations in order to provide housing assistance tied to case management and other services. The activity also waives the bidding process for VHA owned units, enabling VHA to offer rental units along with the needed subsidy to the partnering agency. Tenant selection may be done by the partner so that appropriate clients they have already identified can be readily served. The partnering agency may also place time limits on assistance and the availability of a tenant based voucher after one-year is also eliminated.

Plan Year First Identified and Implemented

This activity was first identified in the VHA FY 2008 Annual Plan and implemented on May 28, 2008.

Update on Status of Activity

This number of units under contract was raised from 50 to 100 in 2011.

Anticipated Changes, Modifications, or Additions

There are no changes planned for 2012.

Activity 2008-02: Alternative HCV Homeownership Program

Under this MTW activity the VHA has reduced the maximum term of homeownership assistance to ten years if the initial mortgage is 20 years or longer and seven years in other cases.

Plan Year First Identified and Implemented

This activity was first identified in the VHA FY 2008 Annual Plan and implemented on May 28, 2008.

Update on Status of Activity

VHA has only been able to have three homeowners to date under this program.

Anticipated Changes, Modifications, or Additions

VHA is proposing to drop this MTW activity for 2012. We will continue to offer the HCV homeownership option; but will do so without any modifications to the regulations. The maximum term of assistance for existing, as well as for new, homeowners will revert to the limits under 24 CFR 982.634. This change is being made because the low number of participants renders any measurement of outcomes meaningless. In addition the lowered maximum terms for any new participants will likely run beyond the term of VHA's MTW Agreement.

Activity 2007-02: Alternate Required Reexamination Schedule

In 2010 VHA moved from a biennial schedule for required reexaminations in Public Housing and the HCV program to one where families on fixed income have a reexamination of eligibility every three years and other families return to the annual schedule. The families on the three year schedule will have rent and assistance recalculated using the current payment standard and utility allowance schedules as applicable and the COLA published by the Social Security Administration (if any) during years that they do not have a full reexamination.

Plan Year First Identified and Implemented

This activity was identified in the FY 2007 Annual Plan and implemented on January 1, 2008. The schedule was modified and described in an amendment to the FY 2009 Plan and the new schedule of triennial reexamination for fixed income families and annual reexaminations for all others was implemented on January 1, 2010.

Update on Status of Activity

This activity will be ongoing in 2012.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for 2012.

Activity 1999-08: No Flat Rent Option in Public Housing

VHA used authority under the MTW demonstration to not implement the flat rent option in Public Housing. The option of a flat rent rather than the income based one benefits higher income tenants, allowing them to use a resource that VHA believes should remain available for the lowest income applicants. VHA uses a ceiling rent and restricts tenants to the ceiling rent for one year. In this way the higher income tenant move on to other housing available in the community making the Public Housing unit with its deep subsidy available to new applicants.

Plan Year First Identified and Implemented

VHA's rent policy for the MTW demonstration was first identified in the 1999 agreement, implemented that year, and did not contain a flat rent policy.

Update on Status of Activity

This activity will be ongoing in 2012.

Anticipated Changes, Modifications, or Additions

VHA is not planning any changes to this policy next year.

Activity 1999-09: No Earned Income Disallowance in Public Housing

VHA has opted to not offer an Earned Income Disallowance (EID) in Public Housing. Under an earlier MTW activity all families were given an escrow account when they had increased earnings; escrow accounts are still available under the FSS program. VHA has concluded that building an asset is preferred to a temporary rent reduction and continues to not offer an EID to encourage participation in FSS and to eliminate the administrative burden of tracking various disallowance periods.

Plan Year First Identified and Implemented

VHA's rent policy for the MTW demonstration was first identified in the 1999 agreement, implemented that year, and did not contain an earned income disallowance.

Update on Status of Activity

This policy will continue to be in place for the coming year.

Anticipated Changes, Modifications, or Additions

There are no anticipated changes planned for this activity.

Figure 3: Summary of ongoing MTW activities for 2012

Activities designed to reduce cost and achieve greater cost effectiveness			
Number	Activity	Plan Year Identified	Current Status
2011-05	VHA staff to perform HQS and rent reasonable on VHA owned properties	FY 2011 Annual Plan	Ongoing
2011-03	Units allowed to "float" in certain Project-Based Voucher projects	FY 2011 Annual Plan	Ongoing
2010-04	Waiting list preference for applicants without subsidized housing	FY 2010 Annual Plan	Ongoing
2009-03	Verification of assets limited to those declared greater than \$5000	FY 2009 Annual Plan	Ongoing
2009-06	Alternate required inspection schedule in HCV program	FY 2009 Annual Plan	Modified
2009-07	Investing in state permitted instruments	FY 2009 Annual Plan	Ongoing
2009-10	Replacement of medical expense deduction	FY 2009 Annual Plan	Ongoing
2009-13	Reset of required reexamination schedule after interim review	FY 2009 Annual Plan	Ongoing
2009-15	Limit contract rent increases in the HCV program to one per year	FY 2009 Annual Plan	Ongoing
2007-02	Alternate required reexamination schedule	FY 2007 Annual Plan	Ongoing
1999-08	Public Housing rent income based only, no flat rent option	1999 MTW Agreement	Ongoing
1999-09	No earned income disallowance in Public Housing	1999 MTW Agreement	Ongoing
Activities designed to provide incentive toward self-sufficiency			
Number	Activity	Plan Year Identified	Current Status
2010-01	Community involvement and educational Opportunity initiative	FY 2010 Annual Plan	Ongoing
2010-02	Skyline Crest Campus of Learners	FY 2010 Annual Plan	Ongoing
2009-02	Imputed TANF income for voluntary grant closures	FY 2009 Annual Plan	Ongoing
2009-09	Limited utility allowance payments	FY 2009 Annual Plan	Ongoing
2009-11	40% maximum family share for ongoing tenancy in HCV program	FY 2009 Annual Plan	Ongoing
2009-16	Renter education program required for applicants	FY 2009 Annual Plan	Ongoing
Activities designed to increase housing choice			
Number	Activity	Plan Year Identified	Current Status
2011-01	Minimum rent and/or income limits for new Public Housing units	FY 2011 Annual Plan	Ongoing
2011-04	Allow up to 50% of units in a project to be Project-Based Voucher	FY 2011 Annual Plan	Ongoing
2009-08	Simplified utility allowance schedule in HCV program	FY 2009 Annual Plan	Ongoing
2009-19	Special waiting list for assisted living program	FY 2009 Annual Plan	Modified
2008-01	Project-Based Vouchers tied to services	FY 2008 Annual Plan	Ongoing
2008-02	Alternative HCV homeownership program	FY 2008 Annual Plan	Discontinued as MTW

Section VII. Sources and Uses of MTW Funds

Planned Sources and Uses of MTW Funds

Figure 4 contains the detail of the anticipated sources and uses of fund for the programs funded under MTW.

Figure 4: Sources and Uses of MTW Funds

	Low Rent Public Housing	Capital Fund Program	Housing Choice Vouchers	Total MTW Funds
Sources				
Rental Income	1,449,858	-	-	1,449,858
HUD and Other Grants	1,609,634	722,000	12,766,289	15,097,924
Other Revenue	361,742	-	204,000	565,742
Investment Income	14,311	-	51,000	65,311
Total	3,435,545	722,000	13,021,289	17,178,834
Uses				
Administrative Expenses	2,700,166	331,768	1,690,091	4,722,025
Maintenance	262,650	-	6,180	268,830
Utilities	359,841	-	-	359,841
Insurance and other Expenses	97,053	-	3,568	100,621
Housing Assistance Payments	-	-	11,749,402	11,749,402
Interest Expense	-	-	-	-
Capital Expenditures	-	390,232	-	390,232
Less Principle & Reserve Contributions	-	-	-	-
Transfers To (From) Reserves	-	-	(432,600)	(432,600)
Total	3,419,709	722,000	13,016,641	17,158,350
Net Income (Deficit)	15,836	(0)	4,649	20,484

Planned Sources and Uses of State or Local Funds

Figure 5 contains the detail of the anticipated sources and uses of all funds outside of the MTW program and the other Federal programs detailed in Section III.

Figure 5: Sources and Uses of State or Local Funds

Sources	
Rental Income	18,317,739
HUD and Other Grants	497,470
Other Revenue	2,785,132
Investment Income	3,151,237
Total	24,751,579
Uses	
Administrative Expenses	7,885,299
Maintenance	1,787,526
Utilities	1,702,423
Insurance and other Expenses	1,074,447
Housing Assistance Payments	49,440
Interest Expense	8,802,170
Capital Expenditures	343,184
Less Principle & Reserve Contributions	2,730,075
Transfers To (From) Reserves	(147,084)
Total	24,227,480
Net Income (Deficit)	524,099

Planned Sources and Uses of the COCC

Figure 6: Sources and Uses of the COCC

Sources of COCC Funds	
Public Housing Management Fee	281,957
Public Housing Bookkeeping Fee	47,340
Public Housing Asset Management Fee	63,120
CFP Management Fee	115,454
HCV Management Fee	238,440
HCV Bookkeeping Fee	178,830
Investment Income - Operating	56,100
Investment Income - Pass through	2,915,177
Misc Income	1,086,712
Total	4,983,130
Uses of COCC Funds	
Administrative Expenses	2,604,889
Maintenance	54,590
Utilities	48,812
Insurance and other Expenses	261,772
Housing Assistance Payments	-
Interest Expense	217,815
Interest Expense - Pass through	2,738,620
Capital Expenditures	28,428
Less Principle & Reserve Contributions	158,620
Transfers To (From) Reserves	(1,130,528)
Total	4,983,017
Net Income (Deficit)	113

The VHA Central Office Cost Center (COCC) planned sources and uses are shown in Figure 6. Please note that the COCC is part and parcel of the State and Local Funds.

Cost Allocation or Fee-for-Service

VHA began using a fee-for-service approach in 2011 to pay for indirect administrative expenses. This practice will continue into 2012. Administrative fees are established by HUD for Low Rent Public Housing, Housing Choice Vouchers and Capital Fund programs. Where such fees are not present, VHA will establish rates in compliance with OMB Circular A-87 and the 1937 Act.

Planned Use of Single-Fund Flexibility

VHA proposes to use single-fund flexibility amongst all three Federal programs of Housing Choice Voucher (HCV), Capital Fund Program and Low Rent Public Housing in the following manner.

Housing Choice Voucher Program

As a Section 8 Block Grant agency, we plan to spend the annual funding allocation between HAP and Administrative fees in a manner to meet our program goals while serving approximately the same number of families.

We plan to continue activities begun in 2010 promoting resident empowerment and self-sufficiency through tenant education and counseling. Planned activities will benefit participants in Section 8 and Public Housing as well as those on the waiting list. For example, single-fund flexibility is being utilized to fund staff operating the Community Involvement and Educational Opportunity activity. The single-fund is also funding the renter education classes (MTW Activity 2009-16) and supporting the FSS programs.

Capital Fund Program

We intend to continue to use CFP to help fund programs at the Rise and Stars Community Center. The Community Center includes programs such as Smart Choices. SmartChoices provides a range of

services for youth and adults. The program assists youth to stay in school, prepare for important educational and career choices, and become self-sufficient adults. For adults, SmartChoices provides skill assessment, connections to education and training, and career and job development. Some of the additional services available at the Community Center are childcare, a computer lab, homework help, sports and recreation, arts and crafts, and parties and special events.

Public Housing Program

Disposition funds will be used to develop new properties and/or other activities approved by HUD. Public Housing operating funds will continue to fund operations. We want to be conservative in this area given the additional administrative burden of dividing properties into three separate AMPS and the administrative requirements of project based accounting and FDS reporting.

Single fund flexibility may also be used to fund pre-development and development of new mixed income properties that may contain replacement public housing units.

Planned Reserve Balances

Figure 7 details VHA Reserve Balances as of June 30, 2011. HCV and Low Rent Public Housing reserves are expected to remain stable for the rest of the year and into the 2012 Plan year. State and local programs and other federal programs will remain stable as well.

Figure 7: Reserve Balances

Housing Choice Vouchers	3,892,961
Public Housing Disposition Funds	3,413,481
Other Federal Funds	361,471
State and Local Programs	10,478,776
Total	18,146,689

Section VIII. Administrative

Resolution Adopting the Annual Plan Certification of Compliance

Copies of the approved resolution and certification of compliance are attached under Appendix A..

Agency Directed Evaluations

No agency directed evaluations other than the annual evaluation of metrics and benchmarks for individual MTW activities are planned for 2012.

Appendix A. Board Resolution and Certification

HOUSING AUTHORITY OF THE CITY OF VANCOUVER

CLARK COUNTY WASHINGTON

RESOLUTION NO. 2941

RESOLUTION TO APPROVE THE MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2012

WHEREAS, the Housing Authority of the City of Vancouver has entered into various contracts with the United States of America pertaining to the Housing Act of 1937, as amended; and

WHEREAS, the Department of Housing and Urban Development and the Housing Authority of the City of Vancouver have entered into a Moving to Work Demonstration Agreement as amended and restated March 26, 2008; and

WHEREAS, the Moving to Work Agreement with the Department of Housing and Urban Development requires the submission of a Annual MTW Plan; and

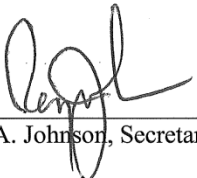
WHEREAS, the Annual Plan for Fiscal Year 2012 has been prepared and made available for public comment for thirty days and a public hearing was held on September 1, 2011.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Vancouver Housing Authority that:

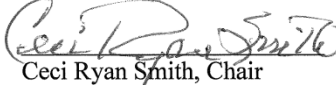
1. The Board of Commissioners approves the 2012 Moving to Work Annual Plan and authorizes the Executive Director to complete the Plan documents and submit the Plan to the Department of Housing and Urban Development, and to revise VHA policy to reflect the proposals in the Plan once HUD approval is obtained.
2. The Board of Commissioners certifies that the Public Hearing Requirement has been met and authorized the Chair of the Board to execute the attached Certifications of Compliance.

ADOPTED by the majority of members of the Board of Commissioners and signed by me in open session in authentication of its passage this 28th day of September, 2011.

ATTEST:



Roy A. Johnson, Secretary-Treasurer


Ceci Ryan Smith, Chair

OMB Control Number: 2577-0216
Expiration Date: 12/31/2011

**Annual Moving to Work Plan
Certifications of Compliance**

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

**Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work 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 Annual Moving to Work Plan for the PHA fiscal year beginning January 1, 2012, 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 PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA 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.
4. 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.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. 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.
7. 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
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. 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.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. 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.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

Attachment B

7

OMB Control Number: 2577-0216
Expiration Date: 12/31/2011

16. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. 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 Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the 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 Plan and will continue to be made available at least at the primary business office of the PHA.

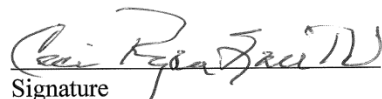
Vancouver Housing Authority
PHA Name

WA-008
PHA Number/HA Code

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)

Ceci Ryan Smith
Name of Authorized Official

Chair
Title


Signature

9/23/2011
Date

Appendix B. Public Process and Public Comments

As the VHA 2012 MTW Annual Plan was developed several meetings were held with both the Resident Advisory Board and the MTW Advisory Committee. As a result of these meetings and the feedback provided by participants, several proposed activities for 2012 were tabled for further study or dropped altogether. Although not strictly part of the MTW demonstration, these meetings, along with follow-up communication, resulted in some additional detail added to the VHA planned disposition of Public Housing with regard to retaining certain resident rights including the current grievance policy.

The draft 2012 MTW Annual Plan was published on August 1, 2011 for a 30-day comment period. A public hearing was held on September 1, 2011. The draft 2011 MTW Annual Plan was made available at the VHA administrative office, the RISE & STARS Community Center, and the VHA website.

A notice advertizing the public hearing on the Plan and the Plan's availability was published in the Columbian, the area newspaper, on July 26, 2011 and again on August 29, 2011. Notice was also published in the Neighbor to Neighbor, the newsletter mailed to every VHA public housing resident and HCV participant. Documentation of this advertizing is included at the end of this Appendix.

During the comment period VHA did not receive any comments on the Plan. Only one person attended the public hearing and she declined to make a comment or even sign in. After the comment period a single email was received and a copy is included in this appendix.

Affidavit of Publication

STATE OF WASHINGTON)

ss:

County of Clark)

Columbian

ACCTS PAYABLE/KRIS
VANC HOUSING AUTH/DEV DEPT-L
2500 MAIN ST
VANCOUVER WA 98660

REFERENCE: 71171 NPH: ANNUAL WORK PL
3138597 Notice of Public Hea

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:

Notice of Public Hearing
The Vancouver Housing Authority (VHA) will hold a public hearing on its Moving to Work Annual Plan for 2012 on Thursday, September 1, 2011, at 6:00 p.m., in the VHA Community Room, 2500 Main Street. Comments from the public regarding the plan are welcome. Copies of the VHA 2012 Moving to Work Plan will be available, beginning August 1, 2011, at the RISE & STARS Community Center, 500 Omaha Way, or at the VHA Main Street Offices, 2500 Main Street. Copies will also be available on the VHA's web site, www.vhausa.com, in the "News about VHA" section.
Hearing Date: Thursday, September 1, 2011
Time: 6:00 p.m.
Location: Community Room of the VHA Administration Office, 2500 Main Street, Vancouver, WA
Vancouver Housing Authority
2500 Main Street, Suite 200
Vancouver, WA 98660-2697
Telephone: (360) 694-2501 or (503) 289-5593
Fax: (360) 993-9594
TDD: (360) 694-0842
www.vhausa.com
Equal Housing Opportunity
July 26 416556

PUBLISHED ON: 07/26

TOTAL COST: 61.71
FILED ON: 07/26/11

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

Signature

Judy Moody

Affidavit of Publication
STATE OF WASHINGTON)

) ss:
County of Clark)

Columbian

ACCTS PAYABLE/KRIS
VANC HOUSING AUTH/DEV DEPT-L
2500 MAIN ST
VANCOUVER WA 98660

REFERENCE: 71171 NPH SEP 1
3145183 Notice of Public Hea

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: 08/29

TOTAL COST: 61.71
FILED ON: 08/29/11

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

Signature Judy Moody

Notice of Public Hearing
The Vancouver Housing Authority (VHA) will hold a public hearing on its Moving to Work Annual Plan for 2012 on Thursday, September 1, 2011, at 6:00 p.m., in the VHA Community Room, 2500 Main Street. Comments from the public regarding the plan are welcome. Copies of the VHA 2012 Moving to Work Plan are available at the RISE & STARS Community Center, 500 Omaha Way, or at the VHA Main Street Offices, 2500 Main Street. Copies are also be available on the VHA's web site, www.vhausa.com, in the "News about VHA" section.
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TDD: (360) 694-0842
www.vhausa.com
Equal Housing Opportunity
Aug. 29 421203

Neighbor to Neighbor

Useful News from the Vancouver Housing Authority
and the Clark County Resident Council

August 2011
Volume 11 Issue 6

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| 3 | Summer Lunch Program |
| 4 | Importance of Sunscreen |
| 4 | Play & Learn |

Vancouver Housing Authority
694-2501

RISE & STARS Community Center
737-2950

VHA Maintenance
694-4506

Visit VHA on the web @
www.vhausa.com

Your Opinion Counts! Notice of Public Hearing on VHA's 2012 Moving to Work Plan

The VHA is requesting your comments on the 2012 Moving to Work Plan. New VHA policies being proposed in the Plan include the following:

- A 90 day waiting period for an interim review for tenants who choose to quit their job or reduce their working hours
- A new Housing Program for the Frail Elderly
- A new Pilot Program using up to 16 Housing Choice Vouchers

Changes to Current MTW Activities that are planned include:

- End the landlord/tenant certification of HQS on alternate years when the unit is not inspected
- End the shorter time limit on assistance in the HCV Homeownership program
- End the assisted living waiting list and just have program administrator select tenants
- Revise the Project-Based Voucher commitment to a higher but still allowable number and clarify that PBV in disposed public housing are outside the cap

There will also be information about planned new development and the disposition of Public Housing and transition to the Section 8 Voucher program.

Beginning August 1st, 2011, you can see a copy of the Plan on the VHA website at www.vhausa.com and at the RISE & STARS Community Center (500 Omaha Way) or the VHA Main Street Office (2500 Main Street).

You can send written comments to David Overbay, Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. You can email your comments to doverbay@vhausa.com.

To comment in person and to hear others, please come to the public hearing: Thursday, September 1st, 2011 at 6:00 pm
Vancouver Housing Authority, 2500 Main Street

RISE & STARS Community Center on Facebook



Check out our FaceBook page, "RISE & STARS Community Center". It has the latest Community Center updates including previews of future activities, reviews of past activities, and announcements about upcoming events at the Center. Our "notes" section has volunteer and job opportunities around Vancouver. Come connect to our neighborhood, join us on FaceBook!

From: Amy McCullough [Amym@nwjustice.org]
Sent: Friday, September 02, 2011 5:07 PM
To: Roy A. Johnson; David Overbay
Subject: Comments on MTW Annual Plan

Roy & David,

Please accept this email as our office's comments on the proposed MTW Annual Plan.

Regarding the proposed MTW Voucher pilot project (CSSR), our office applauds VHA's efforts to form a dynamic, community based partnership that will leverage local expertise and resources to foster long-term self sufficiency for families who agree to participate in the project. We appreciate VHA's responsiveness to our concerns regarding an appropriate grievance process for threatened expulsions from the program. As we discussed, pilot participants are entitled to the same panoply of due process protections that traditional Section 8 Voucher holders have. We appreciate that VHA has agreed and incorporated those same protections in the pilot project. We look forward to reviewing the outcomes of this project.

Regarding VHA's proposed use of \$1.5 million in MTW funds for development in East Vancouver, the Plan contains insufficient detail for us to offer any meaningful comments at this time. We understand that VHA will conduct a transparent, public process when it seeks to amend its MTW Agreement to incorporate this development proposal, which will afford us an opportunity to comment at that time.

Finally, we wish to express to VHA's Board our appreciation for VHA's responsiveness to various concerns we raised regarding the conversion of Public Housing units to Project Based Voucher units and VHA's commitment to maintaining the good cause requirements and grievance process of the Public Housing program for those units being converted to the PB-V program.

Please let me know if you have any questions, and thank you again for the opportunity to comment.

Amy McCullough
Staff Attorney
Northwest Justice Project
500 W. 8th, Suite 275
Vancouver, WA 98660
Phone: 360-693-6130, ext. 205
Fax: 360-693-6352
www.nwjustice.org

Appendix C. Advisory Committees

Resident Advisory Board

Albert Boston-El	Resident Commissioner, Housing Choice Voucher Participant
Sandra Brown	Public Housing Resident
Claudia Carter	Housing Choice Voucher Participant
Dana DePriest	Housing Choice Voucher Participant
Julie Ensign	Public Housing Resident
Laura Harris	Housing Choice Voucher Participant
Stacey Paggett	Housing Choice Voucher Participant
Chris Pazen	Public Housing Resident
Michelle Pickle	Housing Choice Voucher Participant
Billie Reed	Housing Choice Voucher Participant
Trisha Rice	Housing Choice Voucher Participant
Michael Fred Yancey	Housing Choice Voucher Participant

Moving to Work Advisory Committee

Jordana Barkley	SW Washington Workforce Development Council
Pam Brokaw	SW Washington Partners in Careers
Dadra Conway	Parent Partner Program
Debby Dover	Second Step Housing
Teri Duffy	Community Housing Resource Center
Karen Evans	Clark County
Trina King	Columbia River Mental Health Services
Kirby Juhola	Washington State Dept. of Social and Health Services
Craig Lyons	Council for the Homeless
Amy McCullough	Northwest Justice Project
Bridget McLeman	Children's Home Society of Washington
Becky Merritt	Clark College
Klaus Micheel	Washington State Dept. of Social and Health Services
Pete Munroe	Clark County
Greg Provenzano	Columbia Legal Services
Amy Reynolds	Share
Trisha Rice	VHA Participant
Peggy Sheehan	City of Vancouver

Appendix D. Five-Year Capital Plan

2012

<u>Community</u>	<u>Planned Activity</u>	<u>Budget</u>
VHA Wide	Administrative Fees	75,665
	Community Center Program	200,000
	Grounds Equipment	9,000
Scattered Sites	Exterior Upgrades/Smoke Detectors	358,350
Skyline Crest	Exterior Upgrades	113,350
	TOTAL	756,650

2013

<u>Community</u>	<u>Planned Activity</u>	<u>Budget</u>
VHA Wide	Administrative Fees	52,000
	Community Center Program	100,000
	Development	175,000
Scattered Sites	Modernization	200,000
	TOTAL	527,000

2014

<u>Community</u>	<u>Planned Activity</u>	<u>Budget</u>
VHA Wide	Administrative Fees	30,000
	Community Center Program	100,000
	Development	100,000
Scattered Sites	Modernization	70,000
	TOTAL	300,000

2015

<u>Community</u>	<u>Planned Activity</u>	<u>Budget</u>
VHA Wide	Administrative Fees	30,000
	Community Center Program	100,000
	Development	100,000
Scattered Sites	Modernization	70,000
	TOTAL	300,000

Note that the five-year plan has been significantly scaled back in anticipation of approval of submitted VHA disposition plans and the subsequent elimination of the Public Housing Capital Fund.

Appendix E. Glossary

ACC Annual Contributions Contract

ACOP Admissions and Continued Occupancy Policy for the Public Housing Program

Adjusted Income Annual income, less allowable HUD deductions

Administrative Plan The plan that describes PHA policies for administration of the Housing Choice Voucher program. The Administrative Plan and any revisions must be approved by the PHA's board and included as a supporting document to the PHA Plan.

AMP Asset Management Property

Annual Contributions Contract (ACC) The written contract between HUD and a PHA under which HUD agrees to provide funding for a program under the 1937 Act, and the PHA agrees to comply with HUD requirements for the program.

Annual Income The anticipated total income of an eligible family from all sources for the 12-month period following the date of determination of income, computed in accordance with the regulations.

ARRA American Recovery and Reinvestment Act of 2009

CFRC Capital Fund Recover Competition grant, part of the American Recovery and Reinvestment Act of 2009

CLT Community Land Trust

Disability See Person with Disabilities

Disabled Family A family whose head, spouse, or sole member is a person with disabilities. It may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides.

Disposition The removal of rental units from the Public Housing program. Requires an application to, and approval from, HUD.

EIV Enterprise Income Verification, HUD's online data system for verification of family income.

Elderly Family A family whose head, spouse, or sole member is age 62 or older.

Extremely Low Income Family A family whose annual income does not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 30 percent of median income if HUD finds such variations are necessary due to unusually high or low family incomes.

Fair Market Rent (FMR) The rent, including the cost of utilities (except telephone), as established by HUD for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

Family Self-Sufficiency (FSS) The program established by a PHA to promote self-sufficiency of assisted families, including the coordination of supportive services.

Family Success Plan (FSP) A plan developed by the family for educational attainment and community involvement

FMR Fair market rent

FSP Family Success Plan

FSS The Family Self-Sufficiency program

FY Fiscal year

GAAP Generally Accepted Accounting Principles

HAP Housing assistance payment

HCV Housing choice voucher, also see Voucher.

HOH Head of Household

HOPWA Housing Opportunities for Persons with Aids

Housing Assistance Payment (HAP) The monthly assistance payment by a PHA, this includes: (1) A payment to the owner for rent to the owner under the family's lease; and (2) An additional payment to the

family if the total assistance payment exceeds the rent to owner

Housing Agency (HA) A State, county, municipality or other governmental entity or public body (or agency or instrumentality thereof) authorized to engage in or assist in the development or operation of low-income housing. (“PHA” and “HA” mean the same thing.)

Housing Choice Voucher (HCV) A document issued by a PHA to a family selected for admission to the housing choice voucher program. This document describes the program and the procedures for PHA approval of a unit selected by the family. The voucher also states obligations of the family under the program.

HOV Housing Ownership Voucher

Housing Quality Standards (HQS) The HUD minimum quality standards for housing assisted under the voucher program.

HQS Housing quality standards

HUD The Department of Housing and Urban Development

IDA Individual Development Account

Imputed Income An amount of annual income that is not actually received by a family as a result of a specified welfare benefit reduction, but is included in the family’s annual income and therefore reflected in the family’s rental contribution

ISA Individual Savings Account

Jurisdiction The area in which the PHA has authority under state and local law to administer the program

LEP Limited English Proficiency

LIHTC Low Income Housing Tax Credit

Local Preference A preference used by the PHA to select among applicant families.

Low Income Family A family whose income does not exceed 80% of the median income for the area as determined by HUD with adjustments for smaller or larger families, except that HUD may establish income limits higher or lower than 80% for areas with unusually high or low incomes.

MOU Memorandum of Understanding

MTW Moving to Work

NOFA Notice of Funding Availability, a notice of a grant opportunity with eligibility requirements and application instructions

Payment Standard The maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family).

Person with Disabilities (1) Means a person who: (i) Has a disability, as defined in 42 U.S.C. 423; (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that: (A) Is expected to be of long-continued and indefinite duration; (B) Substantially impedes his or her ability to live independently, and (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or (iii) Has a developmental disability as defined in 42 U.S.C. 6001. (2) Does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome; (3) For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and (4) Means “individual with handicaps”, as defined in 24 CFR 8.3, for purposes of reasonable accommodation and program accessibility for persons with disabilities.

PHA Public housing agency

Portability The ability to move with a Section 8 voucher to a location outside the jurisdiction of the initial PHA.

Port-In A household with a Section 8 voucher from another housing authority where the initial housing authority is being billed for the assistance (See *Portability*)

Port-Out A household with a voucher from the VHA, but living outside the jurisdiction of the VHA and where the housing authority in that jurisdiction is billing the VHA

Project-Based Voucher (PBV) A Section 8 voucher that is only usable at an assigned property. The voucher is assigned to the property rather than to the tenant as in a tenant-based voucher.

Public Housing Agency (PHA) Any State, county, municipality, or other governmental entity or public

body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the 1937 Act

QHWRA Quality Housing and Work Responsibility Act of 1998 (also known as the Public Housing Reform Act)

REAC (HUD) Real Estate Assessment Center

Recertification Sometimes called reexamination. The process of securing documentation of total family income used to determine the rent the tenant will pay for the next 12 months if there are no additional changes to be reported.

Section 8 (S8) A general reference to housing programs authorized in Section 8 of the 1937 Housing Act, of which the Housing Choice Voucher program is the largest.

Section 9 (S9) Another term for public housing which is authorized in Section 9 of the 1937 Housing Act

Special Applications Center (SAC) The department at HUD that reviews and approves applications for demolition, disposition, conversion, and other changes proposed for Public Housing.

TANF Temporary Assistance for Needy Families, a financial grant to needy families through the Department of Social and Health Services.

Tenant-Based Voucher (TBV) A Section 8 Housing Choice Voucher. The voucher is assigned to a tenant who may use the voucher toward rent payment of any rental housing meeting Section 8 guidelines.

Total Tenant Payment (TTP) The total amount the subsidized rent formula requires the tenant to pay toward rent and utilities.

UA Utility Allowance

UAP Utility Allowance Payment, a payment made to a family with a negative rent usually the result of a utility allowance greater than 30% of the family's income

Very Low Income Family A low-income family whose annual income does not exceed 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than 50% of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes. This is the income limit for the housing choice voucher program.

Voucher A document issued by a PHA to a family selected for admission to the housing choice voucher program. This document describes the program and the procedures for PHA approval of a unit selected by the family. The voucher also states obligations of the family under the program.

Work-Able An adult under the age of 62 who is not a person with disabilities or a care taker for a person with disabilities

Workforce Housing Generally refers to rental housing affordable to essential workers in the community. Specifically, VHA bond financed and tax credit properties.