

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Spokane Housing Authority</u> PHA Code: <u>WA055</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2014</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>125</u> Number of HCV units: <u>4784</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Not Applicable				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Not Applicable				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none">• Section 8 Housing Choice Voucher Administrative Plan• Fiscal Year Audit (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main Administrative Office – 55 W Mission, Spokane, WA PHA Public Housing Administrative Office – 108 S Jefferson, Spokane, WA PHA Website – www.spokanehousing.org				

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) <i>Hope VI or Mixed Finance Modernization or Development.</i> Not applicable.</p> <p>(b) <i>Demolition and/or Disposition.</i> There are no approved demolition or disposition activities at this time. SHA is waiting for an approval on the Rental Assistance Demonstration (RAD) application which includes disposition in the second phase for the 75 scattered site units.</p> <p>(c) <i>Conversion of Public Housing.</i> Application for RAD project was submitted in November 2013. SHA anticipates converting a 50-unit apartment building from Public Housing to RAD in 2014, followed by disposition of 75 scattered site units to be placed in existing SHA-owned multi-family properties.</p> <p>(d) <i>Homeownership.</i> The Section 8 Homeownership Program will continue to be administered.</p> <p>(e) <i>Project-Based Vouchers.</i> In addition to the list below of project based vouchers currently in use, SHA intends to project-base 150 units under the RAD conversion of Public Housing units. This includes 50 units at Parsons Apartments located in census tract 35 in downtown Spokane. Projected number and census tracts:</p> <ul style="list-style-type: none"> i. 33 Units, Census Tract 2 ii. 10 Units, Census Tract 20 iii. 28 Units, Census Tract 24 iv. 20 Units, Census Tract 35 v. 9 Units, Census Tract 40 vi. 6 Units, Census Tract 9503
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See HUD Form 50075.2 approved by HUD on 05/08/2013.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Not Applicable</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Not Applicable</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

<p>9.0</p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of low-income, very low-income, and extremely low-income households who reside in SHA jurisdiction, taken directly from and in accordance with the applicable Consolidated Plans are:</p> <ul style="list-style-type: none"> • Additional affordable and/or subsidized units so that households can truly afford the unit and meet basic needs • Fair distribution and development of affordable housing • Promotion of employer sponsored affordable housing • Use current infrastructure of services and facilities to direct location of new residential developments • Educational resources and programs regarding affordable housing • Socioeconomic integration by including affordable units in all new developments • Support and assistance by local government for private and public low-income and mixed-income developments • Development of 2 bedroom units for smaller households • Development of 1 bedroom and studio units for the 'Baby Boomer' generation who are now downsizing their units • Units for persons with special needs, particularly physically disabled, developmentally disabled, and chronically mentally ill populations • Rehabilitation of existing sub-standard housing to create safe and decent housing units as 65% of housing stock is more than 30 years old • In a 2000 study by Spokane Partnership for Affordable Housing the current need at the time for median income of 30% or below as over 10 thousand units.
<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>In the fiscal year 2014-2015, Spokane Housing Authority (SHA) will use all reasonable efforts to provide safe, decent, and affordable housing to extremely low-income, and very low-income residents of Spokane, Stevens, Whitman, Pend Oreille, and Lincoln counties.</p> <ul style="list-style-type: none"> • Rental Assistance Demonstration (RAD) program activities; specifically, the conversion of the Parsons Apartments from Public Housing to RAD Project Based Vouchers and leveraging funding to undertake capital improvements. • Provide opportunities for homeownership through Section 8 Homeownership Program. • Continue to seek opportunities to collaborate with for-profit and non-profit developers and housing providers. • Continue to expand the tenant-based Section 8 Housing Choice Voucher Program. • Continue to expand the Section 8 VASH program and other new Voucher initiatives. • SHA is committed to addressing the need of special needs and senior low-income households using project-based vouchers where client services are provided. • In addition to providing ongoing rental assistance to 4784 HCV households, SHA will continue to assist additional households under several grant-based programs. • Households seeking housing assistance whom we cannot immediately assist are referred to a number of other community service organizations to help maximize individual success. • Collaborate with community partners to provide programs and promote self-sufficiency to break the cycle of poverty.
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Spokane Housing Authority has made progress in meeting the mission and goals in our 5-Year Plan in 2013 in the following ways:</p> <ul style="list-style-type: none"> • Completed major and minor capital improvement projects for our 125 units of Public Housing. • Homeownership through the Section 8 HCV Homeownership program successfully placed five (5) households in their own home. • Continued to facilitate input from neighbors in predevelopment for potential SHA properties. • Public Housing has continued to be marketed through HUD website. • Continued relationship and association with local law enforcement to enhance safety of SHA housing and neighborhoods, including the COPS and SCOPE programs. • Crime Free Multi-Family status at all SHA-owned properties has been maintained. • All staff completes required Fair Housing training annually. • SHA is a member of the Affordable Housing Management Association, the Washington Association of Housing Authorities, of Regional, State, and National Organizations of National Association Housing and Redevelopment Officials; and at a local level is a member of the Spokane Low Income Housing Consortium.

- Collaborated with the Veterans Administration to administer vouchers for homeless, disabled veterans. (Veterans Administration Supportive Housing Program)
- Complete annual customer service surveys at all SHA owned and managed properties.
- Solicit for input from SHA resident groups, landlords, and community partners.
- Agency participates on a committee for the Continuum of Care planning, regional plan for ending homelessness.
- Partnered with area service providers for service enriched housing through the Project Based Voucher Program.
- Continue to identify and recruit training and volunteer jobs with SHA.
- Continued to expand marketing of SHA owned properties by using internet resources, including SHA website and Facebook, and reached out to organizations to educate them about Housing Authorities and SHA.
- Annually, as a leader in the region, in April SHA collaborates with the City of Spokane, HUD, Northwest Fair Housing Alliance, landlord, realtor and lender associations to provide education regarding ADA and other Fair Housing issues for landlords.
- Working with all related Legal Aid Agencies on redesigning our HCV Program Hearing Process.
- Host Free Landlord Workshops and Landlord Brown Bag Lunches.
- Developed and updated a business plan identifying potential growth and priority areas for SHA and associated staffing and training needs.
- Emphasis on customer service training.
- Readjusting of caseloads, cross training, streamlining processes, and development of procedures and policies for continuity of performance efficiencies.
- SHA has broadened staff participation in local community coalitions and organizations.
- SHA continues to support Employee-based activities, Employee Wellness programs and promotes department based appreciation and morale-building programs, including an Annual Staff Recognition Event, department potlucks, and variety of agency teambuilding activities.
- SHA continues to support enhanced communication both intra and inter Agency as well and with related community partners.
- Partnering with health organizations to encourage healthy lifestyles.
- Implemented new long range capital budgeting process and annual budgeting process.
- Implemented new financial operations and board reporting emphasizing transparency in reporting and property management performance benchmark tracking and ratios.
- Contracted with a consultant to conduct a salary survey evaluating wages to remain competitive in the Spokane market.
- Held several board retreats to evaluate and revise the strategic plan.

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

SHA considers a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

- A material change in the policies regarding the manner in which tenant rent is calculated
- A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities not previously identified in the agency plan.

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plans.

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <p>Items struck through are not applicable per 10/24/2013 Federal Register regarding 24 CFR Parts 903, 905, 941 et al. Public Housing Capital Fund Program; Final Rule</p>
--------------------	--