

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>07/01/2012</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>4743</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
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
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.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Administration and Continued Occupancy Policy Housing Choice Voucher Administrative Plan Equal Housing Opportunity Plan Community Space Policy Pest Management Policy Payment Agreement Policy (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 Avenue, Spokane, WA PHA Development Management Office – 108 S Jefferson Street, 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 and/or pending demolition or disposition activities at this time. However, within the next year, we may initiate the feasibility of a New Development that may affect some Public Housing unit disposition activities.</p> <p>(c) <i>Conversion of Public Housing.</i> None. See note above in item 7.0 b.</p> <p>(d) <i>Homeownership.</i> The Section 8 Homeownership Program will continue to be administered.</p> <p>(e) <i>Project-Based Vouchers.</i> Projected number and census tracts:</p> <ul style="list-style-type: none"> i. 20 Units, Census Tract 35 ii. 6 Units, Census Tract 20 iii. 9 Units, Census Tract 40 iv. 4 Units, Census Tract 20 v. 28 Units, Census Tract 24 vi. 6 Units, Census Tract 9503 vii. 9 Units, Census Tract 2
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</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>
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>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of low-income, very low-income, and extremely low-income families who reside in SHA jurisdiction, taken directly from and in accordance with the applicable Consolidated Plans are:</p> <ul style="list-style-type: none"> • Promote additional affordable and/or subsidized units so that families can truly afford the unit and meet basic needs • Encourage 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 • Identify and promote educational resources and programs regarding affordable housing • Promote socioeconomic integration by including affordable units in all new developments • Support and encourage assistance by local government for private and public low-income and mixed-income developments • Encourage development of 2 bedroom units for smaller families • Encourage development of 1 bedroom and studio units for the 'Baby Boomer' generation who are now downsizing their units • Promote units for persons with special needs, particularly physically disabled, developmentally disabled, and chronically mentally ill populations • Encourage 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 and subsequent studies 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 2012, Spokane Housing Authority (SHA) will continue to 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"> • SHA has housing units under redevelopment/construction and continues to seek development opportunities. • Provide opportunities for homeownership through Section 8 Homeownership Program. • Continue to seek opportunities to collaborate with for-profit and non-profit developers and organizations. • Preserve affordable housing through the purchase of Project Based Developments in the affordable housing market. • Continue to expand the tenant-based Section 8 Housing Choice Voucher Program. • Continue to expand the Section 8 VASH program, including Project Based VASH Program. • SHA is committed to addressing the need of special needs and senior low-income households using Project-Based Voucher Program where client services are provided. • In addition to providing ongoing rental assistance to 4743 HCV families, SHA will continue to assist additional families under several grant-based programs, and the VASH program. • Families seeking housing assistance whom we cannot immediately assist will be referred to a number of other community service organizations to help maximize individual success, including www.onestophousing.org, Spokane Neighborhood Action Programs, and 211 Resource & Referral Hotline.
<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 2011 in the following ways:</p> <ul style="list-style-type: none"> • Acquired and redeveloping units of affordable housing, leveraging public and private funds • Major rehabilitation/construction of 51 unit \$11.5 million preservation of existing housing and preservation of historic (former Hillyard High School) and adjacent building using a combination of funding resources including HOME, Lead Free Spokane Program funding, Housing Trust Fund, LIHTC and Historic Tax Credits. • Completed purchase and refunding of two properties originally funded with a Tax Credit Investor. The purchase and refinancing provided approximately \$1.0 million to reinvest in capital improvements in the subject properties, thereby extending the long-term affordability, sustainability and enhancing the quality of life for the residents. • Homeownership through the Section 8 HCV Homeownership program successfully placed 5(update) families in their own homes. • Continued to facilitate input from neighbors in predevelopment for potential SHA properties. • Public Housing has continued to be marketed through HUD website and more specifically included on the SHA website. • Continued relationship and association with local law enforcement to enhance safety of SHA housing and neighborhoods, including the COPS and SCOPE programs. • Continue to provide and maintain status as Crime Free Multi-Family housing at all SHA-owned properties. • All Property Management staff attends 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, and member of Homeless Coalition. • Complete annual customer service surveys at all SHA owned and managed properties. • Solicit for input from SHA resident groups and community partners. • Use of internet-based screening for initiating tenant application screening process, applications for Public Housing are available online. • 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 <ul style="list-style-type: none"> ○ Continue to work closely with the local Veterans Administration to utilize VASH Vouchers in SHA owned properties, including Project Based VASH Vouchers. ○ Continue to work closely with other non-profit service partners to provide supportive housing for formerly homeless households in SHA owned properties having a mixed income environment. • Continue to identify and recruit training and volunteer jobs with SHA. • SHA has continued to assist community residents at SHA properties to develop and enhance resident organizations • Have expanded marketing of SHA owned properties by using internet resources, including SHA website, and reaching out to organizations to educate them about Housing Authorities and SHA. • Annually, in April, SHA collaborates with HUD, Northwest Fair Housing Alliance, landlord, realtor and

	<p>lender associations to provide education regarding ADA and other Fair Housing issues for landlords.</p> <ul style="list-style-type: none"> • Implemented a new Section 8 HCV informal Hearing Process, in collaboration with local Legal Aid Advocates. • Host Free Landlord Workshops. • Developed and updated annually a business plan identifying potential growth and priority areas for SHA and associated staffing, succession planning and training needs. • Emphasis on improved customer service to clients, such as returning phone calls within 24 hours, open during the lunch hour and extended hours of service. • Developed a resource library and partner with local agencies for free staff training such as customer service and interpersonal skills. • Rebalancing of caseloads, cross training, streamlined processes, and developed procedures and policies for continuity of performance. • SHA has broadened staff participation in local community coalitions and organizations • Spokane Housing Authority evaluated marketing tools for SHA, including the Major name shift back to SHA, including revision of Mission, Values, Vision, Agency slogan and Logo. • SHA continues to support Employee-based activities and promotes department based appreciation programs, including an Annual Staff Recognition Event, and department potlucks, including a variety of Teambuilding and Work Ethics Training. • SHA continues to support enhanced communication both intra and inter Agency as well and with related community partners. • Implemented new non "smoking policy" in all properties owned by SHA including the corporate office. • Collaborated with Health service agencies, state and local to provide education and resources to develop smoking cessation efforts. • Partnered with CHEF to provide specific services to residents of SHA owned developments and employees. • Applied for and received HUD Services Coordinator Grant for SHA owned Elderly/disabled housing development. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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 the annual plans.</p>
<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)