

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	<b>PHA Name:</b> <u>Longview Housing Authority</u> <b>PHA Code</b> <u>WA007</u> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <b>10/2021</b> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1529</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)					
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
	Lead HA:				

<b>B.</b>	<b>Annual Plan.</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Longview Housing Authority is project basing a maximum of 15 vouchers in a new project in Raymond, Washington. This project will utilize Housing Trust Funds. This project will be owned by Joint Pacific County Housing Authority. Upon completion (anticipated August 2022) the project will be managed by LHA. Project basing units is a goal of the Housing Authority, and is declared under new goals of the 5-year Plan, B.2.1.a and B.2.6.a and b to work closely with Coordinated Entry agencies in all our county jurisdictions, and to expand on partnerships for services in this project. B.2.8Attaching PBV continues to fulfill our goal of expanding affordable housing opportunities in our jurisdictions.</p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.4</b>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

B.6

**Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

1. **Goal: Provide greater access to affordable housing by increasing the number of homes available to low and medium income families across jurisdictions.**
  - a. **COMPLETED:** Completed construction on Driftwood Point, a 27 unit project located in Long Beach, WA utilizing funding from Low Income Housing Tax Credits and Housing Trust Fund. This project is owned by Joint Pacific County Housing Authority, in partnership with Longview Housing Authority. This project is managed by LHA.
  - b. **IN PROGRESS:** Continue development process for Willapa Center, located in Raymond, WA. This project was not approved for LIHTC, however, Housing Trust Fund has funded a significant portion of the gap. Additional grants will be submitted for the excess due to increased costs of construction during COVID. It is expected that 15 Housing Choice Vouchers will be attached to this project. This project will begin construction in 2022. The 38<sup>th</sup> and Pennsylvania Street in Longview, Washington is in progress. This 48 unit project was donated to LHA at no cost with the anticipation of developing it into affordable housing. Applications for funding are in the process.
  - c. **DELAYED:** Explore the possibility of developing a 124 unit project on land on Ocean Beach Highway acquired through the WSHFC Land Acquisition Program and utilizing available funding to include LIHTC and HTF. Application for pre-development costs submitted to Impact Capital. An application to HUD to attach 124 Housing Choice Vouchers to the program will be submitted upon approval of other funding.
  - d. **IN PROGRESS:** Increase affordable homeownership opportunities through development of new housing, and the Section 8 homeownership program. Maintain solid partnerships and identify new funding sources for down payment assistance.
  - e. **IN PROGRESS:** Continue development and preservation of affordable housing. This will be done through development of new housing and acquisition/rehab of existing housing throughout our jurisdiction as opportunities arise. Emphasis will be on expanding housing where gaps in supply have been identified in the Consolidated Plans. Every effort will be made to leverage other public and private funds where available.
2. **Goal:** LHA continues to work diligently towards 100% utilization of Housing Choice Vouchers as long as sufficient funding is appropriated by Congress.
3. **Goal:** Expand the supply of assisted housing by applying for additional rental vouchers and tenant based rental assistance when opportunities arise.
4. **Goal:** Promote self-sufficiency and asset development of assisted households. LHA will pursue funding opportunities to expand the Rent Well Program to improve tenant education and rental housing choice options.
  - a. **IN PROGRESS:** The Rent Well program has been incorporated into the HCV department on a referral only basis for both applicants and participants.
5. **Goal:** Ensure equal opportunity and affirmatively further fair housing by providing continuous training opportunities for staff and undertaking affirmative measures to ensure accessible housing to all.
6. **IN PROGRESS: Actively leverage partnerships and community engagement to increase effectiveness and expand opportunities.**
  - a. Improve outreach efforts to increase awareness about available programs by continuing partnerships with the Coordinated Entry agencies in each County, local Rental Property Owner's Associations, Lower Columbia CAP, DSHS and Willapa Behavioral Health by continuing informational sharing events and trainings.
  - b. Work with local service providers to identify potential partnership opportunities to expand the supply of housing and supportive services
  - c. Provide development assistance to smaller partner agencies to increase affordable housing options in rural areas outside the City of Longview to include Wahkiakum, Lewis and Pacific Counties.
7. **IN PROGRESS: Create and implement tools to thrive**
  - a. Continue to improve program integrity and quality of service by working to identify administrative efficiencies and streamlining procedures.
  - b. **DISCONTINUED:** LHA has discontinued searching for funding sources to continue operation of two Janus Homes. A partnership was formed to assist Janus in developing a drop in center for homeless unaccompanied youth. Leases on these two properties have been transitioned to Janus Youth Services. Janus will continue operating Youth Services out of the properties in Longview.
8. **DISCONTINUED:** Reliable Enterprises was unsuccessful in obtaining funding to pursue Phase II. No additional project based vouchers will be set aside for Reliable Enterprises at this time. LHA intends to continue with the goal of attaching Project Based Vouchers to the 38<sup>th</sup> Avenue and Ocean Beach Hwy projects in Longview, Washington. Attaching PBV helps fulfill the goal of expanding affordable housing.
9. **IN PROGRESS:** Due to modifications in supportive services grant funds from Veterans Affairs (VA) distributed to the Veteran Integration Program (VIP) department of LHA, a reassessment and reorganization has been fully implemented to better serve homeless veterans in the HA's jurisdiction.
  - a. New grants have been secured to expand services to include clinical supports.

	<p>10. <b>Goal (NEW):</b> LHA is interested in exploring MTW status and will review each new MTW Cohort opportunity with the intention of applying when the goals of the MTW Cohort are in line with LHA's goals, and the agency has the capacity to apply.</p>
<p><b>B.7</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>None.</p>