

# **Housing Authority of Washington County**

## **Public Housing Agency (PHA) Plan 2021 Annual Update April 8, 2021**

**Housing Authority of Washington County (HAWC)  
Public Housing Agency Plan – 2021 Updates**

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<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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 or 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	<p> <b>PHA Name:</b> _____ Housing Authority of Washington County _____ <b>PHA Code:</b> _____ OR022 _____  <b>PHA Type:</b> <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2021</u> _____  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>244</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,977</u> _____  <b>Total Combined</b> <u>3,221</u> _____  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> Will Seals, Asset Manager: (503) 846-4784 or <a href="mailto:will_seals@co.washington.or.us">will_seals@co.washington.or.us</a>  111 NE Lincoln Street, Suite 200L, Hillsboro, Oregon 97124 </p> <p> A copy of the proposed plan can be viewed by visiting our offices at the above address or online at:  <a href="https://www.co.washington.or.us/Housing/PoliciesPlans/plans-policies-reports.cfm">https://www.co.washington.or.us/Housing/PoliciesPlans/plans-policies-reports.cfm</a> </p> <p> A copy of the draft PHA Plan was provided to members of the Resident Advisory Board for review and comment. The handout included the proposed changes to the Housing Choice Voucher (HCV) Administrative Plan and the Admissions and Continued Occupancy Plan (ACOP). </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

<b>B.</b>	<b>Annual Plan Elements</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 <b>Annual PHA Plan</b> submission?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. (See Attachment 6.0)</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 checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification (See Attachments 2.0 and 3.0)</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>The Statement of Housing Need was updated for FY2021-2022 based on the 2020-2024 update to the Consolidated Plan. See Attachment 6.0 for the updated housing needs for Washington County. The Goals and Objectives have not changed.</p> <p>The Significant Amendment of Rent Determination was changed in the Admissions and Continued Occupancy Plan (ACOP). In the ACOP, a flat rent phase-in process will be implanted to facilitate a gradual increase in the amount charged for flat rents.</p> <p>Also, if any changes or updates are made to Rent Determination by updated HUD policies and PIH Notices (Public and Indian Housing Notices), those changes will be implemented in the HCV Plan or ACOP.</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 type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. (See Attachment 7.0)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. (See Attachment 4.0)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), 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>In 2021, the HAWC will review the feasibility of preserving public housing availability by implementing HUD programs such as Section 18 Demo/Disposition, Moving to Work, other HUD program that assist with repositioning of Public Housing units, or by organizational restructuring, to include outsourcing. See Attachment 7.0.</p> <p>In the 2021-2022 Fiscal Operating Year the Housing Authority will be asking permission to expand the Project Based Voucher (PBV) program and add up to 100 additional PBVs. Issuance of these additional vouchers will be done by use of a Request for Proposals (RFP) to ensure this sought-after program is awarded to those who best meet the program requirements. In addition, HAWC will explore other opportunities to PBV for up to the maximum allowable in the program.</p> <p>In addition, if the Section 18 application is approved, HAWC expects to receive 60 Tenant Protection Vouchers for the benefit of the Public Housing residents impacted by the sales activity. HAWC will explore this and other alternatives allowed under repositioning.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment 8.0.</p>
<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	

<b>C.1</b>	<b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b>  Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.2</b>	<b>Civil Rights Certification.</b>  Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.3</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) provide comments to the PHA Plan?  Y    N <input type="checkbox"/> <input checked="" type="checkbox"/>  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.  Public Notice of the PHA Plan Public Hearing was placed in local online newspapers the week of Feb. 15-19 and on the Housing Services Department website. The Resident Advisory Board meeting took place on March 3, 2021, via Zoom. All six RAB members received the draft plan for review and were solicited for comments. Two of the six RAB members were able to attend the Zoom meeting and provided no recommendations. A PDF of the final approved plan will be sent to each RAB member.  RAB Members: 1) Cheyenne Cheyenne – in attendance 2) Ebony Evans 3) Elizabeth Nelson 4) Faith Linder 5) June Bennette 6) Steven Lestrade – in attendance.  April 6, 2021, is the date of the Public Hearing which takes place at the Housing Authority Board of Directors meeting.
<b>C.4</b>	<b>Certification by State or Local Officials.</b>  Form HUD 50077-SL, <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.
<b>D</b>	<b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>D.1</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  See HUD Form 50075.2 approved by HUD on 5/19/2020 via EPIC.

## Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

### A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

### B. Annual Plan.

**B.1** **Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to [24 CFR §903.2\(b\)\(2\)](#) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. [24 CFR §903.7\(b\)](#) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. [24 CFR §903.7\(c\)](#)

☒ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. [24 CFR §903.7\(d\)](#)

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. [24 CFR §903.7\(k\)](#) and [24 CFR §903.12\(b\)](#).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. [24 CFR §903.7\(m\)\(5\)](#)

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. [24 CFR §903.7\(n\)](#)

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. [24 CFR §903.7\(r\)\(2\)\(i\)](#)

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). [24 CFR §903.7\(r\)\(2\)\(ii\)](#)

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). [24 CFR §903.23\(b\)](#)

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☒ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved

and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☒ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

### D. Statement of Capital Improvements.

PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 02/29/2016**

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*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 \_\_\_ 5-Year and/or \_X\_ Annual PHA Plan for the PHA fiscal year beginning \_July 2021\_, 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 Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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 135.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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 regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA 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 PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Washington County \_\_\_\_\_  
PHA Name

OR(022) \_\_\_\_\_  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2021 \_\_\_\_\_

\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

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).

Name of Authorized Official

Title

Komi P. Kalevor

Executive Director

Signature

Date

*Komi P. Kalevor*

*04/08/2021*

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of Washington County  
PHA Name

OR022  
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)

Name of Authorized Official

Title: Executive Director

Komi P. Kalevor

Signature

*Komi P. Kalevor*

Date:

*04/08/2021*

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jennie Proctor, the Community Development Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Washington County  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

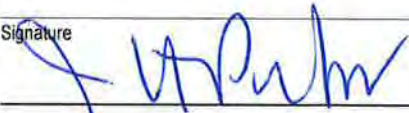
Washington County-Beaverton-Hillsboro Consortium  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

Please see memo as attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

Name of Authorized Official	Title
Jennie Proctor	Community Development Manager
Signature	Date
	3/29/21



Date: March 29, 2021

To: Memo to File

From: Ann Hawkins – Housing and Community Development Specialist

Re: Determination of Consistency with Consolidated Plan

Washington County Office of Community Development reviewed the Housing Authority of Washington County's request for Certification of Consistency with Consolidated Plan for its Annual Public Housing Agency (PHA) Plan.

The Annual PHA Plan addresses the Housing Authority of Washington County's plans to:

- Increase the availability of decent, safe and affordable housing by maintaining the supply of assisted housing in its Section 8 rental assistance program at 2,977 vouchers, preserving 244 public housing units of affordable housing, converting 32 additional Section 8 Housing Choice Vouchers to Project-Based Vouchers for specific housing needs, and seeking an additional 30 vouchers through the Veterans Affairs Supportive Housing (VASH) Program.
- Improve community quality of life and economic vitality through promotion of income mixing in public housing, improving the quality of public housing and affordable housing stock, and ensuring accessibility of public housing units by making at least 5% of its units accessible to wheelchair users.
- Promote self-sufficiency and asset development of households by maintaining the size of Family Self-Sufficiency (FSS) Program over minimum requirements and providing Section 8 homeownership vouchers to eligible households and partnering with other agencies to provide supportive services to participating households.
- Increase affordable housing choices by partnering with various for-profit and non-profit agencies to assist in the development of new affordable housing communities throughout the county.
- Promote homeownership programs under Section 8 Housing Choice Homeownership Program and Section 32 Public Housing partnerships with State, County and non-profit agencies to provide essential counseling and down payment assistance loans
- Utilize the Replacement Housing Funds to add several units of additional Public Housing

Request is consistent with the Con Plan for the following reasons:

- This project is consistent with the Con Plan by meeting three (3) goals identified in the 2020-2024 Consolidated Plan:
  - Provision of supportive services for homeless persons and families; provide support to projects that implement strategies from the Washington County Ten Year Plan to End Homelessness (1),

- Provide new project-based rental assistance for extremely low-income households (7),
- Provide a vast array of supportive services designed to assist low-income and vulnerable households to overcome barriers in an effort to achieve self-sufficiency (13)

Capital Fund Program - Five-Year Action Plan

**Status:** Approved

**Approval Date:** 05/19/2020

**Approved By:** EPIC SYSTEM

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of Washington County		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> OR022		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2020</b>	<b>Work Statement for Year 2    2021</b>	<b>Work Statement for Year 3    2022</b>	<b>Work Statement for Year 4    2023</b>	<b>Work Statement for Year 5    2024</b>
	AUTHORITY-WIDE	\$260,762.60	\$298,014.40	\$298,014.40	\$298,014.40	\$335,266.20
	WASHINGTON COUNTY HA (OR022000001)	\$484,273.40	\$447,021.60	\$447,021.60	\$447,021.60	\$409,769.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$260,762.60
ID0001	Operations(Operations (1406))	Not associated - Operations 244 units.		\$260,762.60
	WASHINGTON COUNTY HA (OR022000001)			\$484,273.40
ID0002	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Siding replacement on 5 units		\$59,602.88
ID0003	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Upgrade interior galvanized steel plumbing in 8 units.		\$111,755.40
ID0004	Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Cabinet replacement in 12 units		\$149,007.20
ID0006	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing on 4 units.		\$37,251.80



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0007	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing forced air heating systems with energy efficient units on 5 properties		\$52,152.52
ID0008	Paving and Concrete (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Parking)	Replace driveways and concrete patio on 4 units		\$37,251.80
ID0009	Fencing(Non-Dwelling Site Work (1480)-Fencing)	Replace fencing on 5 units		\$37,251.80
	Subtotal of Estimated Cost			\$745,036.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$298,014.40
ID0010	Operations(Operations (1406))	Not associated - Operations 244 units.		\$298,014.40
	WASHINGTON COUNTY HA (OR022000001)			\$447,021.60
ID0011	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Upgrade interior galvanized steel plumbing in 4 units.		\$74,503.60
ID0012	Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Cabinet replacement in 13 units		\$149,007.20
ID0013	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Siding replacement on 5 units		\$59,602.88
ID0014	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing on 4 units.		\$37,251.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0015	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing forced air heating systems with energy efficient units on 7 properties		\$74,503.60
ID0016	Paving and Concrete (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Replace driveways and concrete patio on 5 units		\$29,801.44
ID0017	Fencing(Non-Dwelling Site Work (1480)-Fencing)	Replace fencing on 3 units		\$22,351.08
	Subtotal of Estimated Cost			\$745,036.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$298,014.40
ID0018	Operations(Operations (1406))	Not associated - Operations 244 units.		\$298,014.40
	WASHINGTON COUNTY HA (OR022000001)			\$447,021.60
ID0019	Plumbing(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade interior bath tubs and plumbing in 2 units.		\$37,251.80
ID0020	Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Cabinet replacement in 8 units		\$149,007.20
ID0021	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Siding replacement on 4 units		\$74,503.60
ID0022	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing on 2 units.		\$22,351.08

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0023	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing forced air heating systems with energy efficient units on 5 properties		\$74,503.60
ID0024	Paving and Concrete (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Replace driveways and concrete patio on 6 units		\$44,702.16
ID0025	Fencing(Non-Dwelling Site Work (1480)-Fencing)	Replace fencing on 8 units		\$44,702.16
	Subtotal of Estimated Cost			\$745,036.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$298,014.40
ID0026	Operations(Operations (1406))	Not associated - Operations 244 units.		\$298,014.40
	WASHINGTON COUNTY HA (OR022000001)			\$447,021.60
ID0027	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Upgrade interior galvanized steel plumbing in 8 units.		\$37,251.80
ID0028	Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Cabinet replacement in 6 units		\$111,755.40
ID0029	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Siding replacement on 8 units		\$149,007.20
ID0030	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing on 2 units.		\$22,351.08

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing forced air heating systems with energy efficient units on 10 properties		\$74,503.60
ID0032	Paving and Concrete (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Replace driveways and concrete patio on 3 units		\$37,251.80
ID0033	Fencing(Non-Dwelling Site Work (1480)-Fencing)	Replace fencing on 3 units		\$14,900.72
	Subtotal of Estimated Cost			\$745,036.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$335,266.20
ID0034	Operations(Operations (1406))	Not associated - Operations 244 units.		\$335,266.20
	WASHINGTON COUNTY HA (OR022000001)			\$409,769.80
ID0035	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Upgrade interior galvanized steel plumbing in 2 units.		\$37,251.80
ID0036	Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Cabinet replacement in 6 units		\$74,503.60
ID0037	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Siding replacement on 7 units		\$111,755.40
ID0038	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing on 2 units.		\$22,351.08



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0039	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing forced air heating systems with energy efficient units on 7 properties		\$74,503.60
ID0040	Paving and Concrete (Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Replace driveways and concrete patio on 4 units		\$37,251.80
ID0041	Fencing(Non-Dwelling Site Work (1480)-Fencing)	Replace fencing on 4 units		\$22,351.08
ID0042	Electrical(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service to 2 properties		\$29,801.44
	Subtotal of Estimated Cost			\$745,036.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2020	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$260,762.60
Subtotal of Estimated Cost	\$260,762.60

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$298,014.40
Subtotal of Estimated Cost	\$298,014.40

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$298,014.40
Subtotal of Estimated Cost	\$298,014.40

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2023	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$298,014.40
Subtotal of Estimated Cost	\$298,014.40

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$335,266.20
Subtotal of Estimated Cost	\$335,266.20

**Attachment 2.0**  
**Housing Authority of Washington County**  
**HCV Administrative Plan Updates/Changes FY2021-22**

HCV Administrative Plan Updates/Changes FY2021-22

PROPOSED CHANGE	CURRENT POLICY
<ul style="list-style-type: none"> <li>Removing Zero Income declaration form.</li> </ul>	<ul style="list-style-type: none"> <li>Adults (age 18 or over) who claim to have zero income will be required to sign a Declaration of Zero Income.</li> </ul>
<ul style="list-style-type: none"> <li>Families issued a move voucher will be required to confirm current household income and composition. If changes have occurred, completion of interim will be required.</li> </ul>	<ul style="list-style-type: none"> <li>For families approved to move to a new unit within the PHA's jurisdiction, the PHA will perform a new annual reexamination in accordance with the policies set forth in Chapter 11 of this plan.</li> </ul>
<ul style="list-style-type: none"> <li>The PHA will review all requests for additions to the household and also require landlord approval and PHA eligibility.</li> </ul>	<ul style="list-style-type: none"> <li>For new participants, the PHA requires successful lease-up for at least 6 months before a request to add a household member will be received and reviewed. The PHA may waive the probationary period to add an adult on a case-by-case basis upon written request from the family and with supervisory approval in the following situations: <ul style="list-style-type: none"> <li>If to provide live-in care or support for an elderly or disabled family member</li> <li>If caring for mutual children</li> <li>If in a spousal-type relationship</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Medical expenses will only be reviewed at the annual recertification. Reported changes for the past 12 months to be captured in the annual recertification or new admission review. Voucher holders can request an interim hardship adjustment.</li> </ul>	<ul style="list-style-type: none"> <li>Decrease of 10% or Less The PHA generally will not process a change for: <ul style="list-style-type: none"> <li><u>An increase of less than 10% in allowable expenses for the household (i.e. child care or medical expenses, if applicable).</u></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>The PHA will utilize the most recent paystubs (2 at a minimum) or year-to-date earnings to project anticipated annual income.</li> </ul>	<ul style="list-style-type: none"> <li>When available, the PHA will use year-to-date earnings to project anticipated annual income.</li> </ul>

**Attachment 2.0**  
**Housing Authority of Washington County**  
**HCV Administrative Plan Updates/Changes FY2021-22**

<b>PROPOSED CHANGE</b>	<b>CURRENT POLICY</b>
<ul style="list-style-type: none"> <li>PHA may require verification of new address when removing a household member.</li> </ul>	<ul style="list-style-type: none"> <li>If an adult member who was formerly a member of the household is reported to be permanently absent, the family must provide evidence to support that the person is no longer a member of the family (e.g., documentation of another address at which the person resides such as a lease or utility bill, or documentation of the individual being removed from the lease or rental agreement of the assisted household).</li> </ul>
<ul style="list-style-type: none"> <li>If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the new payment standard applicable to the family will be used when the new HAP contract is processed.</li> </ul>	<ul style="list-style-type: none"> <li>If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the current payment standard applicable to the family will be used when the new HAP contract is processed.</li> </ul>
<ul style="list-style-type: none"> <li>Removing paper applications for waitlists applications. Families needing assistance can ask for accommodations to this process.</li> </ul>	<ul style="list-style-type: none"> <li>Paper applications will be provided</li> </ul>
<ul style="list-style-type: none"> <li>The PHA will keep the waiting list closed unless the current waiting list has been exhausted and a new opening with lottery is needed.</li> </ul>	<ul style="list-style-type: none"> <li>The PHA will close the waiting list when the estimated waiting period for housing assistance for applications on the list reaches 24 months for the most current applicants.</li> </ul>



**Attachment 3.0**  
**Housing Authority of Washington County**  
**ACOP Updates/Changes FY2021-2022**

ACOP Updates/Changes FY2021-22

Section (pg.) of ACOP	Brief Description of Update
All	Replaced “PHA” in document with “HAWC” to improve clarity of document (PIH=Public and Indian Housing; HAWC = Housing Authority of Washington County)
All	Updated PIH Notice references to the most current published versions
1-I.C (pg. 21)	Updated HAWC mission statement to parallel the published mission statement on HAWC website
2-II.D (pg. 31)	Included additional staff procedures regarding protocols if resident medical records are received (PIH 2010-26)
2-III.B (pg. 34)	LEP (Limited English Proficiency) and interpreter services HAWC will provide to applicants and residents.
4-II.F (pg. 73)	Updated to include email as an approved method of correspondence to assist in streamlining waitlist purging
(pg. 82)	Outlined HAWC wait list Order of Selection process with additional details to improve transparency of process.
4-III.D (pg. 83)	Streamlined application interview process to fill vacant units more efficiently.
(pg. 101)	Earned Income Disallowance (EID) updated to match PIH 2016-05, changing the disregard time period from four years to two years.
(pg. 129)	Flat Rent phase in process outlined to assist households tier flat rents increases over a three-year period.
(pg. 145)	Family self-declaration of assets less than \$5000
9-I.B (pg. 176)	Streamlined annual income determination for fixed sourced income families (e.g., SSI, SSDI, etc.)
11-I.B (pg. 207)	Community Service exemption for employment raised from 24 hours to 30 hours per PIH 2015-12
(pgs. 285-286)	Update on PHAS (Public Housing Assessment System) scoring to new scoring model

**ATTACHMENT 4.0**  
**HOUSING AUTHORITY OF WASHINGTON COUNTY**  
**PROJECT BASED VOUCHER REQUEST & CONVERSION**

Housing Authorities are permitted by HUD regulations to convert up to a maximum of 20% of their Housing Choice Voucher allocation to Project Based Vouchers (PBV's). HUD provides additional latitude for an additional 10% overall, for 30% total, for specific PBV conditions. HAWC will try and take advantage of this flexibility.

A Project Based Voucher is one that is assigned to a specific unit or property and is not transferable when the resident moves from the unit or property.

Project-Based Contracts	Total Contracted Units
Alma Gardens	8
Alma Gardens VASH	5
Barcelona	8
Bridge Meadows	8
Cedar Grove	8
Cornelius Place	11
Fir Crest Manor	14
Housing Team / SAMHSA	4
Orchards	24
PLUSS	12
Pomeroy Place	15
Pomeroy Place VASH	5
Red Rock Creek Commons	24
Sunset View	24
The Knoll	9
The Knoll VASH	3
Tom Brewer House	13
<b>Total</b>	<b>195</b>

A Housing Choice Voucher is one that is transferable to another qualified location and “moves” with the client. They are transferable not only within the County but to virtually any Housing Authority in the United States.

The Housing Authority has been granting Project Based Vouchers to property owners and developers to help house various types of challenging populations. Examples would be Chronically Homeless, or Special Needs, to mention a couple done previous years.

In the 2021-2022 Fiscal Operating Year the Housing Authority will be asking permission to expand this program and add up to 100 additional Project Based Vouchers. Issuance of these additional Vouchers will be done by use of a Request for Proposals (RFP) to ensure this sought-after program is awarded to those who best meet the program requirements. In addition, HAWC will explore other opportunities to PBV for up to the maximum allowable in the program.

In addition, if the Section 18 application is approved, HAWC expects to receive 60 Tenant Protection Vouchers for the benefit of the Public Housing residents impacted by the sales activity. HAWC will explore this and other alternatives allowed under repositioning.

**ATTACHMENT 5.0**  
**Housing Authority of Washington County (HAWC)**  
**Mission Statement**

**MISSION**

The Washington County Department of Housing Services (The Housing Authority of Washington County) provides a continuum of affordable housing options that promote community strength.

**Our Vision**

**Everyone in Washington County has a safe, decent and affordable place to call home.**

**Our Commitment...**

- Provide Rental assistance.
- Assist people in achieving housing stability focusing on lower income populations.
- Develop, acquire and maintain affordable housing.
- Provide career placement and training opportunities through partner organizations.
- Connect low income people to additional programs and services.
- Provide home ownership opportunities, where appropriate.
- Collaborate with public and private partners

**ATTACHMENT 6.0**  
**Housing Authority of Washington County (HAWC)**  
**Housing Need**

**Subcomponent A: Housing need of families in the jurisdiction**

**Housing Need by Income**

**2020-2024 Consolidated Plan (from Figure C-44)**

**Housing Need for Low Income Population, Washington County, Current and Future Growth**

Includes urban unincorporated area inside the UGB, Beaverton, Cornelius, Durham, Forest Grove, Gaston, Hillsboro, King City, North Plains, Sherwood, Tigard, and Tualatin

	<b>Projected need (2024)</b>	<b>Current Need (2017)</b>	<b>Total units (2024)</b>
80-100% MFI	535	6,915	7,450
50-80% MFI	1,471	19,025	20,496
30-50% MFI	1,417	18,335	19,752
0-30% MFI	1,404	18,160	19,564
Total units	4,827	62,435	67,262
% of units	7%	93%	

NOTE: Consolidated Plan includes households with inadequate kitchens and bathrooms, overcrowded households, and cost burdened households as households with current housing needs

**NEED: The total housing need for those earning <80% MFI is 59,812 units through 2024.**  
**The total housing need for those earning <50% MFI is 39,316 units through 2024.**

**ATTACHMENT 6.0**  
**Housing Authority of Washington County (HAWC)**  
**Housing Need**

**Housing Need of Seniors and Households With Disabilities**

**2020-2024 Consolidated Plan Housing Needs Analysis Supplement (from Figure D-1)**  
**Housing Need of Specials Needs Populations, Washington County, Current and Future Growth**

Includes urban unincorporated area inside the UGB, Beaverton, Cornelius, Durham, Forest Grove, Gaston, Hillsboro, King City, North Plains, Sherwood, Tigard, and Tualatin

	<b>Projected need (2024)</b>	<b>Current Need (2017)</b>	<b>Total units (2024)</b>
Elderly HH	1,641	21,235	22,876
HH Containing Persons with a Disability	1,614	20,880	22,494
Hearing/Vision Impairment	687	8,885	9,572
Ambulatory Limitation	820	10,610	11,430
Cognitive Limitation	698	9,035	9,733
Self-Care/Independent Living Limitation	664	8,595	9,259
Single Person HH	278	3,595	3,873
Large Families	758	9,805	10,563
HH with LEP	72	931	1,003
Victims of Domestic Violence	292	3,773	4,065

NOTE: Consolidated Plan includes households with inadequate kitchens and bathrooms, overcrowded households, and cost burdened households as households with current housing needs

Elderly households contain at least one person aged 62 years or older, Households with LEP have Limited English Proficiency, their needs are based on the proportion of LEP residents living in poverty. Victims of domestic violence include rape, physical violence and/or stalking by an intimate partner. Large families are defined as a family size of 5 or more. Persons with disabilities may be captured in multiple categories if they have multiple types of disabilities. Persons with disabilities may also be represented in the elderly category.

Source: 2017 5-year ACS

**Elderly and Frail Elderly**

According to Comprehensive Housing Affordability Strategy (CHAS) data, there are approximately 56,960 total households with at least one person aged 62 or older in Washington County which represents 26% of households in the entire county. These households made up approximately 95,000 individuals; of these, 6,000 or 7% are categorized as frail elderly which is defined as an elderly person who required assistance with three or more activities of daily living, such as bathing, walking, and performing light housework.

**ATTACHMENT 6.0**  
**Housing Authority of Washington County (HAWC)**  
**Housing Need**

Needs of these 55,960 households are:

- 21,000 HH or 38% have a housing and supportive service need defined by one of the following household problems: substandard housing (lacking complete plumbing or kitchen facilities), overcrowding or severe overcrowding, housing cost burden greater than 30% of income or housing cost burden greater than 50% of income, and/or zero/negative income.
- 25,000 earn less than 80% MFI and are very low income.
- 6,000 are extremely low income earning <30% MFI
- 3,000 are renters and cost burdened; nearly 4,000 are renters and severely cost burdened.
- 3,130 are owners and cost burdened; 4,100 are severely cost burdened.
- 6,150 are “frail elderly” who are 62 years and older with a self-care limitation

**Persons with Disabilities**

According to 2011-2015 CHAS data, there are 57,605 HH with individuals who have a self-care limitation, independent living limitation, and/or a physical disability, representing 26% of households in the entire County. Another 18,200 HH have an individual with a cognitive limitation, representing 8% of households in the entire county.

Persons with disabilities have a range of needs depending on their ability to work, live independently, and drive. The best type of housing to accommodate the needs of persons with disabilities is in a community-support setting that is accessible and is easily accessible to public transportation.

Stakeholders in the Consolidated Plan discussions confirmed the housing gaps for persons with disabilities are very large. Priority needs include:

- Support services that are well-designed and integrated into housing and school environments;
- A range of housing options, from independent living to cooperative housing to permanent supportive housing;
- Accessible and visitable housing within easy access to transportation.

At least 20,000 residents with disabilities have some type of housing need, according to HUD data. A subset of these residents likely have unmet service needs.

**ATTACHMENT 6.0**  
**Housing Authority of Washington County (HAWC)**  
**Housing Need**

**Housing Need by Race/Ethnicity**

**2020-2024 Consolidated Plan (from Figure C-30)**

**Cost Burden by Race and Ethnicity, Washington County 2011-2015**

Includes urban unincorporated area inside the UGB, Beaverton, Cornelius, Durham, Forest Grove, Gaston, Hillsboro, King City, North Plains, Sherwood, Tigard, and Tualatin

	<b>Percent Not Cost Burdened (&lt;=30%)</b>	<b>Percent Cost Burdened (30%-50%)</b>	<b>Percent Severely Cost Burdened (&gt;50%)</b>
Pacific Islander	51%	37%	12%
Hispanic	54%	24%	22%
Black/African American	65%	21%	15%
White	68%	18%	14%
Asian	71%	16%	13%
American Indian, Alaska Native	72%	18%	10%
Washington County Overall	66%	19%	15%

Source: CHAS 2011-2015

**ATTACHMENT 6.0**  
**Housing Authority of Washington County (HAWC)**  
**Housing Need**

**Subcomponent B: Housing needs of families on the Section 8 Tenant-Based Assistance Waiting List**

Waiting List Type:

Housing Choice Voucher

	# of Families	% of Total Families	Annual Admissions
<b>Waiting List Total</b>	<b>886</b>		<b>90</b>
Extremely Low Income (30% AMI and under)	190	21.44%	
Very Low Income (31-50% AMI)	37	4.18%	
Low Income (51-80% AMI)	0	0.00%	
Families with Children	34	3.84%	
Elderly Families	95	10.72%	
Disabled Families	267	30.14%	
Race: Native American/Alaskan	8	0.90%	
Race: Asian/Pacific Islander	28	3.16%	
Race: Black/African American	219	24.72%	
Race: Native Hawaiian	11	1.24%	
Race: White	529	59.71%	
Race: Multiple	42	4.74%	
Race: Unknown/Not Reported	49	5.53%	
Ethnicity: Hispanic	145	16.37%	

**Characteristics by Household Size**

1 person	464	52.37%
2 persons	136	15.35%
3 persons	138	15.58%
4 persons	69	7.79%
5 persons	35	3.95%
6 persons	30	3.39%
7 persons	5	0.56%
8 persons	5	0.56%
9 persons	3	0.34%
10 or more persons	1	0.11%

Current waiting list status:

Closed

Status Effective Date:

9/1/2015

Does the PHA expect to open the list during the PHA plan year?

No



**ATTACHMENT 6.0**  
**Housing Authority of Washington County (HAWC)**  
**Housing Need**

**Subcomponent B: Housing needs of families on the Public Housing Waiting List**

Waiting List Type: Public Housing

Attachment

	# of Families	% of Total Families	Annual Admissions
<b>Waiting List Total</b>	<b>1,498</b>		<b>18</b>
Extremely Low Income (30% AMI and under)	328	21.90%	
Very Low Income (31-50% AMI)	36	2.40%	
Low Income (51-80% AMI)	13	0.87%	
Families with Children	372	24.83%	
Elderly Families	285	19.03%	
Disabled Families	677	45.19%	
Race: Native American/Alaskan	18	1.20%	
Race: Asian/Pacific Islander	143	9.55%	
Race: Black/African-American	281	18.76%	
Race: Native Hawaiian	7	0.47%	
Race: White	688	45.93%	
Race: Multiple	35	2.34%	
Race: Unknown/Not Reported	34	2.27%	
Ethnicity: Hispanic	219	14.62%	

**Characteristics by Bedroom Size**

1 bdr	849	56.68%
2 bdr	493	32.91%
3 bdr	124	8.28%
4 bdr	32	2.14%

Current waiting list status:

Closed

Status Effective Date:

2/24/2020

Does the PHA expect to open the list during the PHA plan year?

No

**ATTACHMENT 7.0**  
**Housing Authority of Washington County (HAWC)**  
**Special Public Housing Programs**

**GENERAL DISPOSITION**

The Housing Authority of Washington County may consider the disposition of its remaining 244 Public Housing dwelling units if HUD does not provide enough Operating Subsidy and/or Capital Fund Grants to effectively operate and maintain safe, decent and sanitary dwelling units under the Public Housing Program.

**REPOSITIONING PUBLIC HOUSING**

The Housing Authority will be utilizing HUD approved repositioning strategies in its Public Housing Portfolio. The Housing Authority is requesting HUD approved a Section 18 Disposition for a total of 60 scattered sites throughout Washington County. These single-family homes will be sold at Fair Market Value. Current residents will have the opportunity to purchase their home before it goes to the general market. In addition, HAWC will work with local jurisdiction such as Cities for the possible purchase of the homes. After this offer is made but not accepted the homes will be sold to the general public with the use of a professional real estate broker. The value of the homes will be determined by a standard competitive market analysis done by the brokerage at the time of listing. It is anticipated that the sale of 60 homes at an average sale price of \$320,000 will generate approximately \$17,800,000 over a period that will encompass several fiscal cycles. These funds will be maintained and used to purchase multifamily properties as the appropriate properties come to market and meet all the Housing Authorities requirements. Tenant relocation will be paid from the operating fund.

**SECTION 8 HOME OWNERSHIP PROGRAM**

During the previous fiscal year, weak economic conditions coupled with high rates of unemployment impacted many of the Section 8 participants. There were no homes sold during the previous fiscal period. These same challenges are likely to impact the five program participants in the upcoming fiscal period.

**PROJECT-BASED SECTION 8 VOUCHERS**

Project-based vouchers are an appropriate option for promoting access to affordable housing to homeless and low-income individuals with multiple barriers or special need requirements.

The Housing Authority has been granting Project Based Vouchers to property owners and developers to help house various types of challenging populations. Examples are Chronically Homeless or Special Needs, or units specific to serving very low income families or individuals who earn less than 30% median family income.

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**Housing Authority of Washington County (HAWC)**  
**Special Public Housing Programs**

In the 2021-2022 Fiscal Operating Year the Housing Authority will expand this program with additional Project Based Vouchers to provide very low income units in alignment with the local Metro Bond funds issued to Washington County. Through the expansion, the PHA will stay within the maximum PBV vouchers allowed.

Issuance of vouchers not specific to the Metro Bond production units will be done by use of a Request for Proposals (RFP) to ensure this sought-after program is awarded to those who best meet the program requirements.

The Housing Authority will continue to seek additional Veterans Affairs Supportive Housing (VASH) vouchers when new allocations are made available.

**MEDICAL MARIJUANA**

On February 10, 2011, the Assistant Secretary for Public and Indian Housing at the U.S. Department of Housing and Urban Development (HUD) published a memo regarding the use of Medical Marijuana in Public Housing and Housing Choice Voucher Programs. The purpose of the Memorandum was to provide guidance on admissions, continued occupancy and termination policies in states that have enacted laws allowing the use of medical marijuana. The State of Oregon is one such state. The Memorandum addresses New Admissions and Current Residents.

**New Admissions**

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661) requires that Public Housing Authorities (PHA's) administering HUD's rental assistance program establish standards and lease provisions that prohibit admission to Public Housing and Housing Choice Voucher programs based on the illegal use of controlled substances, including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with the admission requirements set forth in QHWRA and thus are subject to federal preemption.

**Current Residents**

For existing residents, QHWRA requires PHAs to establish occupancy standards and lease provisions that will allow the PHA to terminate assistance for use of a controlled substance. However, the law does not compel such action and PHAs have discretion to determine continued occupancy policies that are most appropriate for their communities.

PHAs in states that have enacted laws legalizing the use of medical marijuana must therefore establish a standard and adopt written policy regarding whether to allow

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**Housing Authority of Washington County (HAWC)**  
**Special Public Housing Programs**

continued occupancy or assistance for residents who are medical marijuana users. The decision of whether to allow continued occupancy or assistance to medical marijuana users in these states is the responsibility of PHAs, not of the Department (HUD).

**HAWC Policies**

Based on this guidance the Housing Authority of Washington County has adopted the following policies and procedures:

1. Applicants: Current users of medical marijuana, even when authorized for such use under state law, shall not be eligible for admission into the PHA's public housing and Section 8 Housing Choice Voucher programs. For purposes of this policy, current use shall be defined as the use of marijuana, including medical marijuana, in any form, within 120 days prior to the date of the applicant's signed Personal Declaration form.
  - As a recipient of federal funds, the PHA is required to comply with all federal laws. Marijuana is categorized as a Schedule I substance under the Controlled Substance Act (CSA). See U.S.C. §801 et. seq. The manufacture, distribution or possession of marijuana is a federal criminal offense, and it may not be legally prescribed by a physician for any reason. See U.S.C. §§\_841(a)(1); 844(a); 812(b)(1)(A)-(C).
  - Section 576(b) of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661) requires the PHA to deny admission to those households with a member who the PHA determines is, at the time of consideration for admission, illegally using a "controlled substance" as that term is defined in the Controlled Substance Act.
  - The PHA shall not permit the use of medical marijuana as a reasonable accommodation because: 1) persons who are currently using illegal drugs, including medical marijuana, are categorically disqualified from protection under the disability definition provisions of Section 504 of the Rehabilitation Act and the Americans with Disabilities Act; and 2) such accommodations are not reasonable under the Fair Housing Act because they would constitute a fundamental alteration in the nature of the PHA's operations.
2. Current residents: Under the termination standards of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661), the PHA has discretion in (1) public housing to evict or refrain from evicting a current tenant and in (2) the Section 8 program a current program participant who the PHA determines is illegally using a controlled substance.

While the PHA may not grant reasonable accommodations for medical marijuana use, it retains discretion to evict or refrain from evicting ***current residents who***

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**Housing Authority of Washington County (HAWC)**  
**Special Public Housing Programs**

***engage in such use*** as set forth in compliance with PHA policies and the Quality Housing and Work Responsibility Act (QHWRA) of 1998 (42 U.S.C. §13661).

3. Current Use: The PHA has determined that limited use of medical marijuana by current tenants and participants is permissible only under the following conditions:
  - Except as further limited herein, the current tenant's/program participant's use of medical marijuana shall be conducted in strict conformance with the laws of the State of Oregon set forth in ORS 475.300 to ORS 475.346.
  - Current residents Of Public Housing and participants of the Section 8 Housing Choice Voucher Program are prohibited from growing, manufacturing, distributing or selling any illegal or controlled substances while on either program.
  - Current residents of Public Housing and participants of the Section 8 Housing Choice Voucher are prohibited from smoking marijuana, in any form, at all times while on PHA property, on leased or rented premises or in or on voucher-subsidized premises, and must utilize medical marijuana in an alternate delivery format (pills, liquids, food substances, etc.) as authorized under state law.
  - Current residents of Public Housing and participants of the Section 8 Housing Choice Voucher Program are prohibited from growing marijuana, including medical marijuana, always while on PHA property, on leased or rented premises or in or on voucher-subsidized premises.
4. Termination: Failure to comply with the PHA's policies regarding medical marijuana shall result in lease termination (public housing) or termination of assistance (Section 8 Housing Choice Voucher).

**ATTACHMENT 8.0**  
**Housing Authority of Washington County (HAWC)**  
**Annual Progress Statement for FY 2020-2021**

**Goal: Increase the availability of decent, safe, and affordable housing.**

**The Housing Authority of Washington County has increased the availability of decent, safe and affordable housing by:**

- Maintaining average lease-up rate for its Housing Choice Voucher rental assistance program of 95% or better. - [Due to COVID-19 lease up rates fell below 95%, but the goal for 2021 is to increase lease up to pre-pandemic levels.](#)
- Leveraging private and public funds to maintain affordable housing opportunities through new development, acquisition, and prospects.
- Seeking additional vouchers through the Veterans Affairs Supportive Housing (VASH) Program, Mainstream Vouchers, and Family Youth Initiative (FYI) Vouchers. - [30 additional VASH vouchers awarded in 2021 and 75 new Mainstream vouchers awarded in 2021.](#)
- Converting Housing Choice Vouchers to Project-based Vouchers for specific housing needs. - [Two new Project Based Units Leased in 2020/2021 with a total unit count of 32.](#)
- Pursuing the transfer of property owned by Washington County as the result of property tax foreclosure actions to the Housing Authority for use as affordable rental units.
- Increase the long-term sustainability of the Low Rent Public Housing Program.

**The Housing Authority of Washington County has also improved the quality of assisted housing by:**

- Continually evaluating and improving Public Housing and Voucher management practices.
- Publishing a participant newsletter periodically throughout the year to notify program participants of important program information, and other topics of interest. This newsletter was published on a quarterly basis. - [The Housing Authority is engaging residents and the RAB on a more regular basis through online meetings which at this point in time is more effective than a newsletter.](#)
- Increasing customer satisfaction by providing customers a comment card to share their feelings about their experience with the Housing Authority of Washington County.
- Holding Resident Advisory Board meetings, no less than 2 times a year. - [The Housing Authority adapted to the challenges of the pandemic and held RAB meetings virtually.](#)

**ATTACHMENT 8.0**  
**Housing Authority of Washington County (HAWC)**  
**Annual Progress Statement for FY 2020-2021**

- Hold Landlord Training Courses 2-3 times per year. - [these meetings did not take place this year due to the pandemic. In the future, online/virtual options will be explored.](#)

**The Housing Authority of Washington County has increased affordable housing choices by:**

- Providing a map to all Housing Voucher Program Participants at their briefing showing areas of poverty deconcentrating to allow Voucher participants to easier locate units in areas of low poverty concentration.
- Developing a database that pinpoints housing with features accessible to persons with disabilities in Washington County, and creating a special packet with detailed information about these dwellings, as well as neighborhood information, including public transportation schedules.
- Partnering with various developers to assist in the development of new affordable housing communities throughout the county. - [The Housing Authority of Washington County is a partner in a 264-unit development that opened in December 2020. In addition, the Housing Authority is a partner in an 81-unit development currently under construction that is scheduled to open in October 2021 as well as two other developments totaling 180 units that are in the predevelopment stage.](#)
- Promoting home ownership programs under Section 8 Housing Choice Voucher Homeownership Program and Section 32 Public Housing. Homeownership Program. Participants have benefited from partnerships with State, county and non-profit and for-profit agencies to provide essential counseling and down payment assistance loans. - [there are currently five \(5\) active members in this program.](#)

**Goal: Improve community quality of life and economic vitality.**

**The Housing Authority of Washington County provide an improved living environment for its program participants by:**

- Promoting income mixing in public housing by assuring access for lower income families into higher income developments.
- Continually improving the quality of its public housing and affordable housing stock through preventative maintenance inspections and rehabilitation when necessary. - [The Housing Authority of Washington County is currently assembling funding for significant rehabilitation of four projects in its affordable housing portfolio totaling 236 units. The rehabilitation and financial restructuring of the projects will ensure they are well-positioned to](#)

**ATTACHMENT 8.0**  
**Housing Authority of Washington County (HAWC)**  
**Annual Progress Statement for FY 2020-2021**

provide safe and healthy housing for low-income households for the long-term.

- Ensuring the accessibility of public housing units by maintaining at least 5% of its units accessible to wheelchair and mobility impaired users; 2% of the units will be designed for those with visual or hearing impairments.

**Goal: Promote self-sufficiency and asset development of families and individuals.**

**The Housing Authority of Washington County has promoted the self-sufficiency of participating households by:**

- Voluntarily maintaining its Family Self-Sufficiency Program size over minimum requirements.
- Providing no-cost financial education to FSS program participants and providing access to Individual Development Accounts (IDA).
- Providing Homeownership Vouchers to families who are eligible.
- Partnering with other agencies, such as the State of Oregon Adult and Family Services Division and Work Source, to provide supportive services to participating households, including case management, supportive services, and/or employment services.
- Continue with programs such as Health Careers Northwest (HCNW) sponsored by Work Source and federal grants.
- Established an independent model and program for self-funding of a program noted as “Housing Plus”.

**Goal: Ensure Equal Opportunity in Housing for all.**

**The Housing Authority of Washington County has promoted all principles of Fair Housing by:**

- The Housing Authority of Washington County is committed to providing access to affordable housing regardless of race, color, religion national origin, sex, familial status, disability, marital status, source of income, sexual orientation, gender identity, and domestic violence status.
- Furthermore, the Housing Authority of Washington County provides a suitable living environment for families living in affordable housing, regardless of race, color, religion national origin, sex, familial status, disability, marital status, source of income, sexual orientation, and gender identity. The Housing Authority of Washington County also provides preference points to honorably discharged veterans and victims of domestic violence.



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- Finally, the Housing Authority of Washington County does its utmost to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**ATTACHMENT 9**  
**Housing Authority of Washington County (HAWC)**  
**Identification and Implementation to Remove Fair Housing Barriers**

**ANALYSIS OF IMPEDIMENTS FINDINGS**

The Analysis of Impediments to Fair Housing Choice was updated in May 2020 to inform the 2020-2024 Consolidated Plan for Washington County, Beaverton and Hillsboro. A summary of the demographic patterns, complaint and legal analysis, zoning and land use, disproportionate housing needs, and access to opportunity are below.

Three specific action areas were identified for Washington County: 1) Fair Housing Awareness and Information, 2) Access to Affordable Housing in Good Condition, and 3) Access to Housing Choice and Community Amenities. Specific impediments are identified in #3, where tables list how HAWC's HCV and Public Housing programs are helping to alleviate the impediments.

**1. Demographic Patterns**

- a) Oregon has a history of exclusion and segregation, dating back to an "exclusion" law of the 1800s aimed to keep African Americans out of the territory before it became a state in 1859.
- b) Washington County's population has changed and become more diverse since 1990. In 1990, the population was 90% white compared to 70% in 2018. The number of Hispanic and Asian residents have increased.
- c) There is one R/ECAP area in the County located in west central Hillsboro. This area has very high poverty rates (more than 40%) and a majority non-white or Hispanic resident base (72%).
- d) Communities have become increasingly segregated over time with the Hispanic community facing the highest levels of segregation followed by Asians and Pacific Islanders.

**2. Complaint and Legal Analysis**

- a) The Fair Housing Council of Oregon (FHCO) received 452 hotline calls from Washington County residents over a 3-year period. Sixty-six (66) of the calls resulted in bona fide fair housing allegations.
  - Complaints consist of:
    - 53% disability calls
    - 12% national origin calls
    - 9% family status calls
  - Between 2013-2017, 59 BOLI complaints were filed in Washington County.
    - Complaints consist of:
      - 34% disability
      - 22% race
      - 17% national origin

**ATTACHMENT 9**  
**Housing Authority of Washington County (HAWC)**  
**Identification and Implementation to Remove Fair Housing Barriers**

- Audit testing conducted by FHCO found disparate treatment of prospective renters based on source of income, national origin, race and disability
  - Violations include:
    - Misrepresentation of availability
    - Terms and conditions
    - Refusal to rent/otherwise deny
    - Make housing unavailable

**3. Zoning and Land Use Analysis** – this section is very extensive. More information can be found in the complete Analysis of Impediments report. Washington County Land Use and Transportation will work on analyzation and implementation of zoning and land use recommendations.

**4. Disproportionate Housing Needs**

- a) Over 15% of Washington County residents have severe cost burden (pay over 50% of their income toward rent). The percent effected is even more for Native American, African American, and Hispanic households (20-26%).
- b) Homeownership rates are greater for White and Asian households (61-63%) than for Hispanic (37%) and Black (48%) households.
- c) Displacement rates, meaning when a family has to move when they do not want to, are 12% overall and higher for African American (24%), Hispanic (28%), large families (20%) and persons with disabilities (20%).
- d) An increase in housing costs was highest among Latinos with 74% experiencing a rent increase and at a median cost of \$100/month. Seventy-three percent (73%) of voucher holders experienced a rent increase at a median value of \$50/month. For comparison, in the category “all renters” 66% experienced a rent increase with a median value of \$60/month.
- e) Housing discrimination was experienced by 30% of vouchers holders which was higher than any other category. Next was publicly assisted housing (23%) and those with an income less than \$25,000/year (23%). For comparison, only 8% of all residents experienced housing discrimination.
- f) Housing loan denials were greatest for Native Americans (24%) and Hispanic (22%) applicants compared to a 13% denial rate for White applicants. These gaps were not due to income. Denial rates persisted across income ranges.

**5. Access to opportunity.**

- a) Access to employment: Hispanic and Native American households are more likely than other populations to live near major employment centers yet have the lowest scores on HUD’s labor market engagement index. This suggests a mismatch between available employment opportunities and the skills and educational attainment of working age Hispanic and Native American residents.

**ATTACHMENT 9**  
**Housing Authority of Washington County (HAWC)**  
**Identification and Implementation to Remove Fair Housing Barriers**

- b) Access to education: HUD's school proficiency index suggests that overall, Hispanic households are less likely to live in neighborhoods with proficient schools. When analyzing only households in poverty, differences are more pronounced and show Native American households are less likely to live in neighborhoods with proficient schools, as are Hispanic households living in Beaverton.

**THREE ACTION AREAS**

**1. Fair Housing Awareness and Information**

- a. Action Item: Lack of understanding of voucher holder protections in fair housing law.
- b. Action Item: Lack of understanding of reasonable accommodation protections in fair housing law.
- c. Action Item: Differential treatment in rental transactions.

**2. Access to Affordable Housing in Good Condition**

- a. Action Item: Shortage of deeply affordable rental housing
- b. Action Item: Shortage of large rental units appropriate for families.
- c. Action Item: Differences in the ability to access homeownership.

**3. Access to Housing Choice & Community Amenities**

***a. Impediment: Differential treatment in rental transactions***

Several areas of research in the AI found differential treatment in rental transactions for certain protected classes, which lead to inequitable housing choice.

1) Based on calls received by the Fair Housing Council of Oregon (FHCO) and complaint data received by State of Oregon, persons with disabilities face discrimination in rental transactions. These are mostly related to failure to consider reasonable accommodations and differential treatment by landlords.

2) Based on the resident survey and FHCO testing, despite Source of Income being a protected class in Oregon, voucher holders are still refused rental housing or treated differently in rental transactions.

3) Race and national origin are other common reasons for complaints about disparate treatment: in the resident survey, Latino/a/x, African American, and Native American respondents are twice as likely to say they experienced housing discrimination than the average respondent.

HCV & PH ACTION 1:	The Housing Authority will continue to conduct Fair Housing Training for landlords.
HCV & PH ACTION 2:	The Housing Authority will conduct annual in-house trainings for staff as well as send staff to Fair Housing Training every other year.

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HCV & PH ACTION 3:	The Housing Authority will continue to assist individuals with completing the Fair Housing complaint forms.
HCV & PH ACTION 4:	The Housing Authority will continue to prioritize addressing requests for reasonable accommodations/modifications for person with disabilities. Also, staff will attend annual presentations or participate in reasonable accommodation workshops.

***b. Impediment: Shortage of deeply affordable rental housing and large rental units appropriate for families.***

The Housing Market Analysis conducted for the Consolidated Plan, a companion study to this AI, found a large shortage of deeply affordable rentals to serve the county's extremely low-income households. Because residents of color are more likely to need subsidized rental housing, due to historical denials of economic opportunity and access to ownership, and face higher rates of cost burden, this shortage disproportionately affects these residents.

Supply is also lacking for large families, including large families of color. Coalition of Communities of Color (CCC) focus group participants with large families shared the difficulties they experience trying to buy or rent housing that is suitable for their family's size as well as housing units that are large and culturally appropriate for multigenerational living.

HCV ACTION 1:	The Housing Authority will continue to apply for additional Housing Choice Vouchers in order to provide deeply affordable rental housing to as many very low-income families in Washington County as possible.
HCV ACTION 2:	The Housing Authority will implement the new Supportive Housing Services (SHS) voucher program and integrate methods for clients to transition from SHS to the Mainstream Program.
PH ACTION 1:	<p>The Housing Authority continues to work toward a 10-year goal of providing 1,000 units of affordable rental housing in Washington County. This will be accomplished through:</p> <ul style="list-style-type: none"> <li>• acquiring market rate housing that will be converted to affordable housing;</li> <li>• preserving affordability by rehabilitating and/or refinancing properties in the affordable housing portfolio, as needed;</li> <li>• building new multifamily affordable housing; and</li> <li>• forming partnerships with other developers to build cost-efficient affordable housing.</li> </ul>
PH ACTION 2:	The Housing Authority will utilize Metro Bond funds to effectively leverage funds to our best ability in order to provide deeply subsidized affordable

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	housing to those at <30% MFI and provide units with 2+ bedrooms for larger families.
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***c. Impediment: Disparities in the ability to access homeownership.***

Home loan denial rates among households of different races and ethnicities persist across income categories and loan types (mortgage loans, home improvement loans, and especially in mortgage refinances). Denial rates are the highest for Native American, African American, Hispanic, Native Hawaiian and Pacific Islander households, and these disparities exist across income levels.

The most common reasons that loan applications are denied are poor credit and high debt to income ratios. Yet the differences in mortgage denial rates do not fully explain the major disparities among homeownership rates among racial and ethnic groups in Washington County (63% for White and Asian households; 34% for Native Hawaiian/Pacific Islander households, 37% for Hispanic households, 48% for Black/African American households). Further research would be needed to identify and understand contributing historical, institutional and cultural factors.

In focus groups, the Latino/a/x community highlighted difficulties associated with being undocumented or not having access to required documents leading to being denied housing to rent and impeding their ability to build credit.

HCV ACTION 1:	HAWC will continue to assist FSS participants who choose to use their funds for acquiring a home.
HCV ACTION 2:	HAWC will provide resources for local trainings and credit counseling courses.

PH ACTION 1:	Under the Section 18 program, HAWC will offer homeownership opportunity to the current residents of homes scheduled for disposition.
PH ACTION 2:	HAWC is actively working with jurisdictional partners and non-profit organizations to assist residents become mortgage ready and access grant funds for down-payment assistance.

***d. Impediment: Differences in access to performing schools.***

The school proficiency index, which measures performance of 4th grade students on state-administered math and science tests, shows that African American, Native American, and Hispanic residents are less likely to attend high performing schools compared to their White and Asian peers. The gaps are largest for children of

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Hispanic descent. Gaps exist for children living in poverty, regardless of their race or ethnicity.

***e. Impediment: Public transportation access is limited in areas with older residents, residents with disabilities, and low income communities of color.***

The areas in the county with the highest concentration of older adults are places that AllTransit™ identifies as having minimal transit markets, i.e., places that cannot efficiently support fixed route bus service. This suggests that alternative methods are needed to help older adults and residents with disabilities who no longer safely drive reach appointments, as well as low income households who cannot afford cars, equitably participate in community life.

In focus groups with seniors and residents with disabilities, lack of access to transportation was identified as a significant challenge for most seniors. Bus service in most communities is commuter-focused and does not connect seniors from where they live to where they need to go (grocery stores, medical appointments, senior centers). Where there is service, how to plan a trip is not intuitive for seniors.

In focus groups with Coalition of Communities of Color participants, a consistent theme of unsafe access to public transportation emerged due to a lack of crosswalks, lighting, and limited or nonexistent sidewalks. Public transportation is particularly important in these communities as immigrant communities face significant barriers to car ownership and working families need other commuting options during the day.

PH ACTION 1:	HAWC prioritizes access to transportation for acquisition or construction of new affordable housing properties. Other factors taken into account included dispersal of housing units throughout the county, proximity to schools and grocery stores, and acquisition costs.
HCV ACTION 2:	HWAC will review reasonable accommodations and factor in the nexus between the disability and need for a specific unit due to access to public transportation.