

| | | |
|--|---|--|
| Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 02/29/2016 |
|--|---|--|

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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS 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> PHA Name: Housing Authority of the City of Everett PHA Code: WA 006 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 11 Number of Housing Choice Vouchers (HCVs) 3,160 Total Combined Units/Vouchers 3,171 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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. Everett Housing Authority's proposed 2020-21 Annual Plan is available for public review at the following locations: <ul style="list-style-type: none"> EHA's website: www.evha.org EHA's main administrative office at 3107 Colby Avenue, Everett, WA is currently closed to the public as an emergency measure to limit the spread of the COVID 19 coronavirus. Members of the public who wish to make arrangements to review the proposed Plan and related material should call (425) 626-0108. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></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. Annual Plan Elements | | | | | | |
| B.1 | <p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency 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 checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): See attachment a01</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See attachment b01</p> | | | | | |
| B.2 | <p>New Activities.</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.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</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 type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</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. See attachment c01</p> | | | | | |
| B.3 | <p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attachment d01</p> | | | | | |

| | |
|--|--|
| <p>B.4</p> | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| <p>B.5</p> | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. N/A. This is the first Annual Plan submittal for the 5 Year Plan cycle effective July 1, 2020.</p> |
| <p>B.6</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> See attachment e01</p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>B.7</p> | <p>Certification by State or Local Officials.</p> <p>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. See attachment f01</p> |
| <p>B.8</p> | <p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| <p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> | |
| <p>C.1</p> | <p>Capital Improvements. 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. HUD approved the most recent CFP grant on 02-26-2020 via the EPIC portal.</p> |

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled 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. All PHAs must complete this section.

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.” ([24 CFR §903.7](#))

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. ([24 CFR §903.7\(a\)\(1\)](#)) 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. 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\(b\)](#)) 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 maintain 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\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention. Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) 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))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

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 CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; 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.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements 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 or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods 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 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 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

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))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the

unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. 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. [\(24 CFR §903.7\(b\)\)](#)

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *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\(o\)\)](#)
- 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\(p\)\)](#)
- B.5 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.6 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\)](#)
- B.7 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. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7 \(g\)\)](#)

- C.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."

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.

Public reporting burden for this information collection is estimated to average 9.2 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.

The following elements have been revised since the Annual Plan effective July 1, 2019 was submitted:

Statement of Housing Needs and Strategy for Addressing Housing Needs

Background

The most recent Census data cited in Snohomish County’s 2020-24 Consolidated Plan¹ shows a total 274,671 households living in the County, with a median household income of \$70,722. For purposes of determining eligibility for most housing programs, Snohomish County is part of the Seattle-Bellevue Metropolitan Statistical Area (MSA). The 2020 median family income for the Seattle-Bellevue MSA is \$113,300.

The median family income amount is updated annually and adjusted for household size to determine the low income (80% of Area Median Income (AMI)), very low-income (50% AMI) and extremely low-income (30% AMI) limits for various housing programs. Most of Everett Housing Authority’s (EHA) rental housing and other housing assistance are dedicated to households below 50% AMI or 30% AMI.

EHA currently administers 3,160 Housing Choice Vouchers (HCVs) and 11 Public Housing units. It also owns and operates an additional 1,459 units, some of which receive project-based voucher assistance. Most of its units are located within the City of Everett, with the exception of several small developments for seniors, that are located elsewhere in Snohomish County. HCV program participants can use their vouchers to lease a unit anywhere in Snohomish County without porting.

Everett, Snohomish County, and the Puget Sound region as a whole faces a growing affordable housing crisis, as the supply of both affordable and market rate housing has lagged population increases, placing upward pressure on rents and pushing housing further out of reach for a growing share of the population. In 2019, a renter in Snohomish County needed to earn at least \$29.94 per hour to afford a 1-bedroom apartment, while the median renter wage was just \$18.60 per hour. A minimum wage worker would need to work 75 hours per week to afford a modest 1-bedroom apartment at the fair market rent.²

Extremely Low-Income Households

Of the total county population, 37,439 households, or roughly 14% of all households in the county, are considered extremely low income (ELI). The share of ELI households within the City of Everett is slightly higher, at 18%.³ As in most communities, the need for affordable housing among ELI households greatly outstrips the available supply of affordable units and housing vouchers. Statewide, there are only 30 affordable units for every 100 ELA rent households.⁴

Most ELI households within Snohomish County spend a disproportionate amount of monthly income towards rent (18,713 households spend >30% and 15,166 households spend >50%), making affordable rental housing the most pressing need by far in comparison to other housing problems (substandard facilities, overcrowding) among such households within EHA’s jurisdiction. The need for affordable rental

¹ Snohomish County Consortium (Snohomish County, City of Everett, City of Marysville) Joint 2020-24 Consolidated Plan

² National Low-Income Housing Coalition, *Out of Reach 2019*: Washington.

³ Root Policy Research AI & LAP, May 2019, Section 2, p. 8 (2013-17 ACS)

⁴ National Low-Income Housing Coalition, *The Gap*, 2017, p. 16.

housing is particularly acute among households with minor children at risk of homelessness, given the direct relationship between housing stability and children’s school performance and ability to thrive.

Based on the Consolidated Plan’s data analysis, local Hispanic households experience one or more housing problems disproportionate to the ELI population as a whole, while Pacific Islander households disproportionately experience severe cost burden.⁵

Elderly Households

Elderly households make up a significant number of the County’s rent burdened ELI households, representing 7,973 or just under a quarter of 33,879 total. In general, the elderly population of Snohomish County is expected to increase significantly over the next few years, and it is projected that by 2025 almost a quarter (24.8%) of all County residents will be age 60+.⁶

Households with Disabilities

Current Census Bureau data shows persons with a disability under the age of 65 represent 8.2% of the County’s population overall, while the most recent Analysis of Impediments to Fair Housing indicated that 16% of households within the City of Everett include a person with disability. There is no available data to indicate the overall number of ELI disabled households within the jurisdiction.

The City of Everett’s draft 2020 Analysis of Impediments to Fair Housing identified the lack of data about compliance with Fair Housing Act accessibility requirements in the city as an impediment to fair housing for people with disabilities. The report further noted that the most common type of disability in Everett is having an ambulatory difficulty.⁷

EHA Wait Lists

As of July 2020 EHA has a total of 7,074 households on its Tenant and Project-based Voucher wait lists. Of the referenced households, 12% qualify for an elderly allowance, and 40% qualify for a disability allowance. In terms of racial makeup, 67% of households on the Voucher wait lists identify as White, 24% as Black, and 14% as Asian or Other. The overlap is accounted for by households that identified as belonging to two or more racial categories on the application. Within the context of ethnicity, 10% identify as Hispanic.

The greatest need is for smaller units, with 71% needing a one or two-bedroom unit, 18% needing a three-bedroom unit, and fewer than 1% needing a four-bedroom or larger unit.

EHA’s recent Analysis of Impediments (2019) found that Black/African American households make up just 5% of the income-qualified population yet comprise 25% of households on the voucher wait list.⁸ This finding was consistent with the most recent wait list data and represents strong evidence that the private market is unable to provide a sustainable level of affordable housing to this demographic.

⁵ Consolidated Plan, pp. 68,69

⁶ Snohomish County Area Plan on Aging 2012-15, Section B-1, p. 1

⁷ City of Everett draft AI, February 2020, p. 12.

⁸ Root Policy Research AI & LAP, May 2019, Section 2, p. 11

Strategy for Addressing Housing Needs

Taking the above into account, the Housing Authority intends to engage in the following strategic actions to address local housing needs over the course of the 2020-21 Plan year:

- Initiate plans to create 1,500 EHA-owned or supported housing units by 2030, primarily through new development. These development activities will target populations whose needs have either been neglected or will grow substantially over the next decade, including but not limited to: households with children (homeless families in particular), and elderly households. In addition, a percentage of newly constructed units will be accessible to people with disabilities, in compliance with federal requirements.
- Continue to spearhead advocacy efforts at the city, county, state, and federal levels to expand housing opportunities within EHA’s jurisdiction for extremely low-income families with children, in partnership with local non-profits (e.g., Housing Consortium of Everett & Snohomish County) and agencies, with a focus on policy development and allocation of resources.
- Complete the design and begin construction of 105 tax credit units on a portion of the Baker Heights neighborhood (WA006 000 100) through an affiliate non-profit, Everett Housing Legacy LLLP, to include 67 PBV units designated for extremely low-income homeless families with children enrolled in Everett Public Schools (EPS). These families will receive supportive services and ECEAP classes in partnership with EPS and the Snohomish County Human Services Department at an early learning facility that will be constructed on-site.
- Increase access to communities of opportunity for marginalized populations through flexibilities that may be available under existing programs (e.g., explore setting Housing Choice Voucher payment standards based on small area fair market rents), or via the MTW program.
- Promote policy reform to the greatest extent possible to uproot institutional racism and bring traditionally disadvantaged communities to a place of equity.

Financial Resources

The chart below contains estimated financial resources for administration of programs and Public Housing Capital expenditures for the Annual Plan year 2020-21.

| | |
|---|--------------|
| Public Housing Operating Fund and Asset Repositioning Fee | \$280,000 |
| Public Housing Capital Fund | \$636,554 |
| Annual Contribution for Section 8 Tenant-Based Assistance | \$41,569,410 |
| Public Housing Dwelling Rental Income | \$145,000 |

| | |
|-------------------------|--|
| FSS Program Grant | \$72,000 |
| Local Government Grants | \$184,290 |
| CARES Act Funding | \$71,186 Public Housing \$581,992 HCV |

Operation and Management

In conjunction with its 5-Year Plan goal to direct resources towards creating diverse, healthy communities of opportunity where children and adults flourish, EHA will pursue the following activities over the course of 2020-21:

- Develop and submit an application for the Moving to Work Demonstration Program and/or the Mobility Demonstration Program at HUD’s invitation.
- Seek community input to refine existing industry definitions of communities of opportunity and develop plans accordingly.
- Complete community surveys to develop plans for transforming EHA residential communities into communities of opportunity.
- Develop support and other resident services plans to enhance opportunities for tenants of EHA properties to achieve their aspirations.
- Explore the development and implementation of Small Area Payment Standards to facilitate access to low poverty areas within EHA’s Housing Choice Voucher Program jurisdiction.
- Direct staff resources to provide housing search services to increase HCV families with children living in low poverty neighborhoods.
- Explore the development of and implement a local preference for families with children and/or other strategies to increase the percentage of families with children served by the HCV Program.

EHA will pursue the following activities over the course of 2020-21 as it relates to its 5-Year Plan goal to ensure the race—as well as other physical or social characteristics or sexual orientation—of any client or staff will have no impact on how they fare in EHA’s programs or their potential in the organization:

- Develop and include Performance goals related to diversity, equity and inclusion in plans for director accountability.
- Develop and implement additional Diversity, Equity, and Inclusion training plans for all staff.
- Develop new human resources policies and procedures to increase the diversity and talent pool of EHA’s staff.
- Begin to review, evaluate, and revise a prioritized list of other HR policies and procedures as needed to eliminate any remnants of institutionalized racism.
- Develop an information tool to extract updated data on staff and client demographics in order to inform EHA decision making.

- Review and begin the revision process of the agency’s Limited English Proficiency Plan, to ensure clear communication with EHA’s diverse population.
- The Executive Director and the Director of DEI will lead EHA’s efforts to connect with local, state and national organizations to lay the groundwork for supporting external DEI initiatives.

EHA will pursue the following activities over the course of 2020-21 with respect to its 5-Year Plan goal of creating a workplace where every employee is proud of their contribution to EHA’s mission:

- Use qualitative and quantitative means (e.g., Staff Advisory Group, focus groups, surveys) to gather staff input in developing EHA’s plans and initiatives related to this objective.
- Tailor the extent of staff outreach to the type and significance of impacts of policy, plan or program changes.
- Ensure that all staff who volunteer their thoughts and ideas represent a maximum of diversity—race, gender, orientation, etc.

Community Service and Self-Sufficiency Programs

In early 2020 EHA was awarded a HUD Family Self-Sufficiency program grant, allowing for the hiring of an additional full-time FSS staff member. EHA’s FSS program will maintain a caseload of 55-60 clients served by 2 FTEs over the course of the 2020-21 Plan year.

Safety and Crime Prevention

EHA has not revised this element since its last Annual Plan submittal but remains firmly committed to safeguarding housing protections for victims of domestic violence, dating violence, sexual assault, and stalking, as expressed by the following statement:

VAWA Statement

Pursuant to the requirements of the Violence Against Women Reauthorization Act of 2013, Everett Housing Authority will remain attentive to the needs of applicants, program participants, and their respective family members who are victimized by all forms of domestic violence, including stalking and dating violence. The Public Housing, Section 8 HCV, and RAD PBV programs have enacted policies that protect the rights of both applicants and participants affected by domestic violence. When it can be shown that criminal activity or lease violations are related to domestic violence perpetrated against victims and their families, such individuals will not be disqualified for admission or have their assistance terminated.

Everett Housing Authority refers victims of domestic violence to appropriate legal and social service agencies, including but not limited to: the police department, the court system (for restraining orders),

Northwest Justice Project (offers legal aid for low income individuals), Domestic Violence Services of Snohomish County, Pathways for Women. The Housing Authority operates Pivotal Point Apartments, a 20-unit project-based Section 8 development for victims of domestic violence, in partnership with DVS of Snohomish County

Asset Management

EHA anticipates all Public Housing Scattered Sites (WA006 000 500, WA006 000 600, WA006 000 800), which HUD has approved for disposition, will be sold and tenants of those properties will be relocated by Spring 2021. To the maximum extent permitted by HUD regulation, proceeds from the sale of the Scattered Sites will be applied towards the purchase of replacement affordable housing with units subsidized through Project-Based Vouchers.

EHA intends to replace the Baker Heights (WA006 000 100) and Scattered Sites units on a one for one basis over time through new development, acquisitions, and the redevelopment of a portion of Baker Heights. The last activity will entail construction of units in two phases on two parcels that will be sold at less than fair market value to two affiliate non-profit corporations, Everett Housing Legacy LLLP and Mosaic Housing. Everett Housing Legacy LLLP will spearhead the first phase with the construction of 105 tax credit units. The second phase will involve the construction of 60 to 65 modular housing tax credit units under the auspices of Mosaic Housing and utilizing a design-build development model.

In conjunction with its 5-Year Plan goal to work towards the creation of 1,500 EHA owned or supported housing units by 2030, primarily through new development, EHA will pursue the following activities over the course of 2020-21:

- Complete the design and begin construction of 105 tax credit units on a portion of the Baker Heights neighborhood through an affiliate non-profit, Everett Housing Legacy LLLP. This project will include 67 PBV units designated for extremely low-income homeless families with children enrolled in Everett Public Schools and an on-site early learning facility. This activity represents the first subsidized units to be developed as a part of EHA's commitment to one-for-one replacement of public housing units.
- Obtain 501c3 nonprofit status for Mosaic Housing to facilitate the second phase of the Baker Heights redevelopment effort, the construction of 60 to 65 modular housing tax credit units utilizing a design-build development model.
- Complete plans for the second phase of the Baker Heights redevelopment, including a development finance plan and closing.
- Acquire land for the future development of housing.
- Expand the capacity of EHA's development department to implement EHA's development objectives.

EHA plans to create a nonresidential facility with community space and staff offices at Grandview Homes, a former public housing development converted to RAD PBV units in 2015, via construction of a new clubhouse or renovation of an existing building.

EHA will expend its FY 2020 Capital Fund allocation of \$636,554 on major renovations to the main administrative office at 3107 Colby Ave. in Everett, a project that is split between multiple grants. Work will include renovating employee restrooms on the main floor, converting the main floor conference room to a mix of new offices and workstations, repurposing storage rooms and the filing area on the basement level to include a new conference room with adjacent restrooms and a new file room, and adding a passenger elevator to connect all three office levels.

Substantial Deviation, Significant Amendment/Modification

As it applies to the 5 Year Plan, EHA considers a substantial deviation or significant amendment/modification to be any addition to or deletion of EHA's Five Year Goals and Objectives.

A significant amendment/modification to the Annual Plan constitutes any discretionary revisions or amendments with respect to the following: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Deconcentration Policy

EHA's deconcentration policy for its Public Housing developments is located in the following section of the Public Housing Admissions and Occupancy Policy:

12.3 Deconcentration of Poverty and Income Mixing

- A. The EHA's admission policy is designated to provide for de-concentration of poverty and income-mixing by bringing higher income residents into lower income developments and lower income residents into higher income developments.
- B. Gross annual income is used for income limits at admission and for income-mixing purposes.
- C. Skipping of a household on the waiting list specifically to reach another household with a lower or higher income is not to be considered an adverse action to the household. Such skipping will be uniformly applied until the target threshold is met.
- D. The EHA will use the gathered resident incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the EHA in its de-concentration goals.

The following elements have been revised since the Annual Plan effective July 1, 2019 was submitted:

Hope VI/Choice Neighborhoods

In the event a Choice Neighborhoods Initiative (or successor program) application is announced and EHA is eligible, the agency will explore pursuing an Implementation Grant.

Demolition and/or Disposition

EHA will complete the disposition of the majority portion of the Baker Heights neighborhood (WA006 000 100) via negotiated sale to Washington State University. The remainder of the property will be sold for less than fair market value to two affiliate non-profit corporations (Everett Housing Legacy LLLP and Mosaic Housing), each of which will redevelop their respective parcels in separate phases. EHA will also explore options for the sale of a portion of Wiggums Hollow Park that is under the ACC Project Number and Declaration of Trust for Baker Heights, which could include the possibility of a land swap. EHA will seek HUD's approval of an amendment to the current Section 18 disposition plan to cover these activities.

EHA expects the relocation and disposition of all 44 Scattered Sites Public Housing units (WA005-000-500, WA006 00 600, WA006 000 800) will be completed over the course of the 2020-21 Plan year. Upon completion of the sale of all 44 of the Public Housing Scattered Sites, EHA will engage in the closeout activities that will end its participation in the Public Housing program, as enumerated in HUD Notice PIH 2016-23. This will include the submission of a Retention Application for the Colby administrative and Facilities offices, non-dwelling use properties now under the ACC Project Number and Declaration of Trust for Baker Heights. EHA intends to retain the Colby administrative and Facilities offices in accordance with the terms of HUD Notice PIH 2016-20 upon termination of Public Housing ACC contract.

Project-Based Vouchers

EHA will utilize Project-Based Vouchers at 67 of the 150 tax credit units to be constructed during the first phase of the Baker Heights redevelopment effort. These Vouchers will be designated for extremely low income homeless families with school-aged children in Everett public schools. EHA may also allocate PBVs to new acquisitions as a means of preserving the affordability of those properties for extremely low-income households. As opportunities arise for acquisition of replacement housing units for Baker Heights, EHA will project-base Vouchers in portions of newly acquired properties.

| | |
|--|---|
| <p>Certifications of Compliance with PHA Plans and Related Regulations <i>(Standard, Troubled, HCV-Only, and High Performer PHAs)</i></p> | <p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 02/29/2016</p> |
|--|---|

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 07/01/2020, 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.

Attachment d01 – Section B.3 of Form HUD 50075 ST

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 the City of Everett
PHA Name

WA 006
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

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

Allison Warren Barbour

Chair, Board of Commissioners

Signature

Date

Pending Board Approval

Resident Advisory Board Comments on Proposed Annual Plan

Everett Housing Authority will conduct a meeting of the Resident Advisory Board to receive its comments and recommendations in the development of the final version of the Annual Plan the week of August 3, 2020.

**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, _____, the _____
Official's Name *Official's Title*

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

Housing Authority of the City of Everett
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the
City of Everett
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.

Certification Pending

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 |
| Signature | Date |