

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>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-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 <span style="float: right;">PHA Code: WA 006</span></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2017</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 288 Number of Housing Choice Vouchers (HCVs) 2,872 Total Combined Units/Vouchers 3,160</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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.</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" data-bbox="162 1501 1466 1946"> <thead> <tr> <th data-bbox="162 1501 446 1585" rowspan="2">Participating PHAs</th> <th data-bbox="446 1501 576 1585" rowspan="2">PHA Code</th> <th data-bbox="576 1501 876 1585" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="876 1501 1153 1585" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1153 1501 1466 1585">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1153 1585 1299 1669">PH</th> <th data-bbox="1299 1585 1466 1669">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1669 446 1774">Lead PHA:</td> <td data-bbox="446 1669 576 1774"></td> <td data-bbox="576 1669 876 1774"></td> <td data-bbox="876 1669 1153 1774"></td> <td data-bbox="1153 1669 1299 1774"></td> <td data-bbox="1299 1669 1466 1774"></td> </tr> <tr> <td data-bbox="162 1774 446 1879"></td> <td data-bbox="446 1774 576 1879"></td> <td data-bbox="576 1774 876 1879"></td> <td data-bbox="876 1774 1153 1879"></td> <td data-bbox="1153 1774 1299 1879"></td> <td data-bbox="1299 1774 1466 1879"></td> </tr> <tr> <td data-bbox="162 1879 446 1946"></td> <td data-bbox="446 1879 576 1946"></td> <td data-bbox="576 1879 876 1946"></td> <td data-bbox="876 1879 1153 1946"></td> <td data-bbox="1153 1879 1299 1946"></td> <td data-bbox="1299 1879 1466 1946"></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:																	
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<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?</p> <p>Y    N</p> <p><input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):  A preference will be granted on certain Project Based Voucher waiting lists for applicants who will be displaced as a result of the disposition of Baker Heights (WA006 000 100). The Administrative Plan for the HCV Program has been revised (see attached exhibit) to reflect this significant amendment to the 2017-18 Annual Plan.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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.</p>					
<b>B.3</b>	<p><b>Civil Rights Certification.</b></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.</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  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.5</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 and Annual Plan.  See original 2017-18 Annual Plan</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></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>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></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>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><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 original 2017-18 Annual Plan</p>

**Current:**

**17-VI.D. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]**

**Preferences [24 CFR 983.251(d), FR Notice 11/24/08]**

The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. The PHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B. above.

Although the PHA is prohibited from granting preferences to persons with a specific disability, the PHA may give preference to disabled families who need services offered at a particular project or site if the preference is limited to families (including individuals):

- With disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;
- Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and
- For whom such services cannot be provided in a non-segregated setting.

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with more than 25 percent of the units receiving project-based assistance because those projects include “excepted units” (units specifically made available for elderly or disabled families, or families receiving supportive services), the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b)].

**PHA Policy**

The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, qualifying families for “excepted units,” mobility impaired persons for accessible units). The following lists the current units that will receive a selection preference:

701	Mill Pointe Apartments	15 units	Families receiving supportive services	10 Chronically homeless families 5 Pregnant or new parents, homeless with concurrent developmental disabilities
706	New Century House	10 units	Families receiving supportive services	6 units Homeless, pregnant or new parents, ages 18-24

749	New Century Village	6 units	Families receiving supportive services	6 units Homeless, pregnant or new parents, ages 18-24
750	Housing Hope Village II	12 units	Families receiving supportive services	9 units Homeless, pregnant or parenting 3 units Large households, pregnant or parenting
752	Timberhill	10 units	Families receiving supportive services	10 units Homeless, pregnant and newly parenting families
753/762	Family Tree	22 units	Families receiving supportive services	22 units Low income families
754	New Century Village	14 units	Families receiving supportive services	6 units Homeless, disabled 9 units Homeless parents age 16-18
755	Broadway Plaza West	82 units	Elderly families/disabled	82 units elderly (62+)
756	Northstar	38 units	Disabled and receiving supportive services	38 units Disabled and receiving supportive services
757	Bridgecreek	6 units	Families receiving supportive services	6 Developmentally disabled
758	WAHOYO	2 units	Disabled and receiving supportive services	2 units Disabled and receiving supportive services
761	Broadway Plaza East	101 units	Elderly families/disabled	101 units elderly
763	Kennedy Court	7 units	Families receiving supportive services	7 units very low income
764	Emerald Place	4 units	Disabled families	4 units Literally homeless/unstably housed adults with mental health disabilities
765	Wiggums Hollow Park Place (Twelve Pines)	79 units	31 Families receiving supportive services	31 Low income families

773	Oakes Commons	20 units	Families receiving supportive services	4 units Large families with children 4 units Disabled families with children
774	Pigeon Creek	6 units	Families receiving supportive services	6 units large families, very low income
783	Aspenwood	8 units	Families receiving supportive services	8 units Very low income
766	Pivotal Point	20 units	Families receiving supportive services	1. Currently in an Emergency Shelter, in Snohomish County, for victims of domestic violence and receiving supportive services from a domestic violence service provider. 2. Have been or are in danger of being involuntarily displaced from current housing because of domestic violence.

Proposed:

**Preferences [24 CFR 983.251(d), FR Notice 11/24/08]**

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755	Broadway Plaza West	82 units	Elderly families/disabled	82 units elderly (62+)/disabled Preference for displaced Baker Heights residents.
756	Northstar	38 units	Disabled and receiving supportive services	38 units Disabled and receiving supportive services



Exhibit to Amended 2017-18 Annual Plan –HCV Admin Plan Revision eff. 12/01/17

757	Bridgecreek	6 units	Families receiving supportive services	6 Developmentally disabled
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**Current p. 18-20:**

**18-V.E. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]\**

**Preferences [24 CFR 983.251(d), FR Notice 11/24/08, and Notice PIH 2012-32, REV-2]**

The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units.

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**EHA Policy**

The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, qualifying families for “excepted units,” persons with mobility impairments for accessible units). The following additional preferences have been established for the following projects, buildings, or sets of units:

PBVGv	Grandview Apartments	148 units	Families receiving supportive services	74 Families in FSS
PBVBV	Bakerview Apartments	151 units	Elderly/Disabled	151 Elderly/Disabled
PBVPV	Pineview Apartments	34 units	Families receiving supportive services	17 Families in FSS



Proposed:

**Preferences [24 CFR 983.251(d), FR Notice 11/24/08, and Notice PIH 2012-32, REV-2]**

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