

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

**Applicability.** Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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.
- (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.

<b>A.</b>	<b>PHA Information.</b>					
A.1	PHA Name: <u>Housing Authority City of Kennewick</u> PHA Code: <u>WA012</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>190</u> Number of Housing Choice Vouchers (HCVs) <u>975</u> Total Combined <u>1,165</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission <u>+ 138 Mod Rehab</u>					
<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>A copy of the Plan is posted on our website and available to the public at the KHA Administrative Offices at 1915 West 4<sup>th</sup> Place, Kennewick, WA, during regular business hours. Plan elements and all information relevant to the public hearing and proposed PHA Plan are also available for inspection by the public. KHA provides copies of the draft Plan for comment and reaches out to local service entities in our local area with electronic copies of the draft plan. Copies will be provided to Resident Councils.</p>						
<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)						
		<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
						<b>PH</b>
						<b>HCV</b>
		Lead PHA:				
		N/A				

<b>B.</b>	<b>Annual Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).
<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>Five-Year PHA Plan</b> submission?</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 type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</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) 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>
<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"/> 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"/> 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>

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

**GOAL 1-Increase Housing Stock: Progress Below:**

- a. **Nueva Vista Project (32 units)** KHA was successful in securing acquisition funding through Benton/Franklin Counties for a property in Kennewick. The property was short-platted and rezoned for multi-family housing development. KHA was successful in securing a funding, broke ground on January 15, 2015, and held the dedication/open house on January 6, 2016. The development provides 32 units of affordable housing for very low income and extremely low income families. The development has a 50% homeless set-aside and a 20% set-aside for persons with disabilities. Twenty vouchers have been allocated to this project. An additional four 811 PRAD vouchers are also assigned to this project.  
**Nueva Vista Phase II Project (28 units)** The adjacent Lot 4 has been purchased for the Phase 2 project and \$320,000 of 2060 and 2163 funding and \$750,000 in Housing Trust Fund funding has now been secured from the County and State for the project. A tax credit application will be submitted. A contingent award of five 811 PRAD vouchers has been secured contingent upon receipt of development funding. We will complete a PBV process to place 14 vouchers into this project if the tax credit application is successful. We have met with the City of Kennewick departments for a Pre-Application session. If successful, development is projected to begin in the Fall of 2017.
- b. **DV Duplex (2 units)** KHA was successful in securing a duplex unit from the City of Richland in 2013 to provide housing for victims of domestic violence. Rental assistance to the two families served was previously provided by Benton/Franklin Counties with supportive services provided by Domestic Violence Services. KHA was successful in changing this housing from transitional to permanent housing with a preference for families who are victims of domestic violence. If no DV victims meet criteria for placement, other very low income families, at or below 50% AMI, will be placed into these units. One unit has PBV assistance in place; one unit is currently being rehabilitated and a PBV process will be completed at the time the unit passes an HQS inspection.

**GOAL 2-Increase Customer Satisfaction: Progress Below:**

- a. KHA continues to meet its Limited English Proficiency (LEP) Requirements to ensure meaningful access to and participation in its housing programs and services for LEP participants. KHA has hired four bi-lingual staff persons during the previous five-year plan period who still remain on staff. KHA utilizes the Language Line or other interpretation services for meetings when required so LEP families have equal access to KHA services. An RFP for language services was released during the previous plan year. KHA will provide Spanish translation services at all public hearings.
- b. KHA has hired a service coordinator to provide resident services for Keewaydin Plaza and Nueva Vista. FSS/Service Coordinator has been in the position since July 1, 2015. KHA is expanding the FSS program.

**GOAL 3-Increase Assisted Housing Choice: Progress Below:**

- a. KHA has received an allocation of four 811 PRA Demo vouchers for persons who experience permanent disabilities at Nueva Vista.
- b. When KHA accepted the Richland Housing Authority's Section 8 Program, their program included three persons who were Section 8 homeowners, two have gone off program. KHA launched the HCV Homeownership program on September 7, 2016. Several families prequalified to purchase, found a home to purchase, and are under contract.
- c. KHA extended its operational jurisdiction for its HCV program into the City of Richland and all of Benton County and will continue to serve the entire county.
- d. KHA signed a Cooperative Agreement with the Housing Authority of Pasco and Franklin County in mid-2013 which allows participants to lease up in Franklin County as well as Benton County without porting their voucher.
- e. KHA is exploring with the City of Richland opportunities to acquire a 28 unit multi-family property in Benton City and ten single family dwellings. KHA continues to explore the viability of acquiring these properties to maintain in affordable housing inventory.

**GOAL 4-Improve Community Quality of Life and Economic Vitality: Progress Below:**

- a. KHA continues to provide housing for seniors and persons with disabilities at Keewaydin Plaza and Mitchell Manor. KHA continues to provide project-based rental assistance at Mitchell Manor. KHA provides housing for persons with disabilities and for individuals who were previously homeless at Nueva Vista. Project-based rental assistance is provided in 20 units. The Family Self-Sufficiency Coordinator provides services to these individuals and space is available for caregivers and/or service providers to meet with their clients on-site at Nueva Vista.
- b. KHA developed a Scholarship program in early 2014 for HCV and Public Housing participants in order to facilitate attendance at local colleges or vocational schools. Six scholarships were awarded in 2015 and six awarded in 2016. We plan to continue this program.
- c. KHA encourages residents to complete community service work at the local food bank or Second Harvest or other local community non-profit to improve community quality of life. Community Service participation is up.
- d. The Master Gardener's Association developed two garden sites at Sunnyslope Homes this year and assisted Keewaydin Plaza Residents with their gardening activities. The Association has assigned a Master Gardener to Nueva Vista as well. During this past annual agency plan year KHA received a grant from the Master Gardener's Association which allowed gardeners to build an additional ten garden beds at Sunnyslope Homes. This is a community garden activity.
- e. KHA is working with Columbia Park Apartment owner to facilitate a smooth RAD Component II conversion for this complex which will facilitate the ability to rehabilitate the 138 units in the development which will improve the quality of life for residents. We will be reviewing their temporary Relocation Plan, assisting with the other steps in preparation for conversion to RAD with PBV assistance.
- f. KHA has been working in collaboration with the Benton/Franklin County Coordinated Entry System to place homeless individuals into KHA housing units. Nueva Vista has 16 set-aside units for persons who were previously homeless.

**GOAL 5-Promote Self-Sufficiency and Asset Development of Assisted Households: Progress Below:**

KHA continues to administer its HCV Family Self-Sufficiency program. Escrow continues to accrue for participants on the program. KHA has provided training to one staff member to fully manage the FSS program. She is also focused on administering the FSS program at Nueva Vista for the work-able families who receive project-based voucher rental assistance. KHA will begin exploring opportunities for other asset development programs during the next plan year.

**GOAL 6-Ensure Equal Opportunities in Housing for All: Progress Below:**

- a. KHA continues to support ongoing staff training on Fair Housing, Section 504 and Americans with Disabilities Act and LEP Guidance to ensure that staff members are fully aware of the rights of applicants, participants and KHA's responsibilities under each Federal law.
- b. KHA has invited Wilma Cartegena, Human Rights Investigator, from the Human Rights Commission to speak with residents regarding fair housing, tenant on tenant harassment, and service animals. Jefferson Coulter, Managing Attorney at Northwest Justice Project, has spoken to KHA's Board of Commissioners with regard to services.
- c. Quarterly meetings are held between Northwest Justice Project attorneys and Housing Authority City of Pasco and KHA to facilitate better communication between all parties and ongoing collaborative interventions for tenants.

**GOAL 7-Improve KHA Programs and Services: Progress Below:**

- a. Explore expansion of Programs and Services (i.e. – Community gardens, school/KHA partnership, self-sufficiency program, HCV Homeownership or other self-sufficiency activities such as asset development opportunities, financial literacy) – continuing to explore options. Active programs include community gardens, self-sufficiency program, and HCV Homeownership program
- b. Create a non-profit subsidiary to explore mixed finance development and/or RAD conversion – continued discussions
- c. Augment agency capacity via use of interns or volunteers through Goodwill and Work Source. KHA is working with Work Source to establish KHA as a permanent training site for WEX participants who are Section 3 eligible. We are also an OJT placement site.
- d. Build awareness by having articles in Tri-City Herald, Tri-City Business Journal. KHA staff were also interviewed a number of times by local television stations on our development activities and resident gardening activities.

<b>C.</b>	<b>Annual Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.
<b>C.1.</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"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</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.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>C.2</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-SM</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether 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.</p>
<b>D Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</b>	
<b>D.1</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-SM-HP</u>, <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.</p>
<b>D.2</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> No formal RAB; two informally organized Resident Councils who meet 6-9 times per year. The Councils are considered the RAB for the purposes of the Annual Agency Plan. Comments are also solicited on our plan from service provider networks in our community.</p> <p>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>D.3</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>E Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</b>	
<b>E.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. The HUD-approved 5-Year Action Plan was submitted to HUD on April 5, 2016 and approved on April 13, 2016.</p>

**Certification of Compliance with  
PHA Plans and Related Regulations  
(Small 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 Plans and Related Regulations  
including Civil Rights and PHA Plan Elements that Have Changed**

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 1, 2017, 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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - \_\_\_ 903.7a Housing Needs
  - \_\_\_ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - \_\_\_ 903.7c Financial Resources
  - \_\_\_ 903.7d Rent Determination Policies
  - \_\_\_ 903.7h Demolition and Disposition
  - \_\_\_ 903.7k Homeownership Programs
  - \_\_\_ 903.7r Additional Information
    - X A. Progress in meeting 5-year mission and goals
    - \_\_\_ B. Criteria for substantial deviation and significant amendments
    - \_\_\_ C. Other information requested by HUD
      - \_\_\_ 1. Resident Advisory Board consultation process
      - \_\_\_ 2. Membership of Resident Advisory Board
      - \_\_\_ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
  6. 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.
  7. 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.
  8. For a PHA Plan 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 site-based waiting lists 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 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. 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.
  11. 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.
  12. 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.
  13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  14. 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.
  15. 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.
  16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
  17. 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.
  18. 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).
  19. 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.
  20. 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.
  21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


Housing Authority City of Kennewick  
PHA Name

WA 012  
PHA Number/HA Code

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

Annual PHA Plan for Fiscal Year 2018

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
Pat Turner	Chair, Board of Commissioners
Signature	Date
	3/28/17

**Summary of Public Hearing for the 2017 Annual Agency Plan  
and 2017 Capital Fund Program Submission  
January 30, 2017, 5:00-5:30 pm**

Attendees:

KHA staff members: Angela Fragozo, Lona Hammer, Delores Danner (5 minutes)

Public Housing Residents: None

Members of the Public: None

Handouts Available:

Copy of Streamlined Annual Agency Plan

Summary:

The Public Hearing was called to order at 5:00 pm by Lona Hammer, KHA's Executive Director. Ms. Hammer went off record at 5:05 pm. Ms. Hammer went back on record at 5:25 pm and read the following information into the record.

KHA is defined as a "small PHA" by HUD. We utilize the Streamlined Annual PHA Plan process and template.

KHA's Plan elements have not changed from our Five-Year Plan which was presented to tenants and participants last year. No new activities have been added to the Plan.

Highlights are as follows:

Our Capital Fund Plan will be submitted and we will utilize the capital fund funding for: Operations, Management Improvements, Administration, Dwelling Structures and Non-Dwelling Equipment. This Hearing will also serve as a public hearing for the Capital Fund Program. KHA is primarily targeting the rehab of two public housing units, water/sewer line rehabilitation, and payment of salaries in this Plan.

KHA's seven goals have not changed since the submission of our Five-Year Plan last year.

The HCV Homeownership Program is now operational and we continue to accept applications from HCV participants in good standing. Two families have closed on their home purchases. CAC and KHA have worked together to develop a down payment assistance program which provides HCVH participants with \$5,000 in down payment/closing cost assistance.

The Admin Plan that governs how we manage the Section 8 program and the Admissions and Continued Occupancy Plan (ACOP) are in the process of being revised and will be available on-line for public comment. One major change to note is the addition of a residency preference which will provide preference points for an applicant who has lived in the Tri-Cities area for a period of one year. Other changes have been made in order to remain in compliance with HUD regulation.

Currently the HCV rental program waiting list is closed but all other waiting lists are open.

The Master Gardener's Association assisted in building an additional ten garden beds at Sunnyslope this year.

KHA hopes to re-energize the Sunnyslope Homes Resident Council this year and requests that anyone interested in becoming an officer to come and talk with the Ms. Lona Hammer or Ms. Angela Fragozo. [An April 11, 2017, meeting has been noticed to all residents in an attempt to revitalize this Council.]

There being no participants, members of the public or staff members who wish to provide public comment, the public hearing was closed on January 30, 2017 at 5:30 pm.

**Action Taken:** No public comments at the Public Hearing were made therefore no changes were warranted except to correct a typographical error in lettering on page 3 under Goal 7. The draft SAAP is now the final Streamlined Annual Agency Plan. The SAAP will be submitted to HUD in April. The CFP Plan deadline and guidance has not yet been published by HUD.



**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, Marie Mosley, the City Manager  
*Official's Name* *Official's Title*

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

Housing Authority City of Kennewick  
*PHA Name*

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

Tri-Cities area  
*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.

The PHA Plan is consistent with the Consolidated Plan and support efforts to provide additional affordable  
housing opportunities in our community. KHA has adopted the City's Analysis of Impediments to Fair

Housing and is already jointly working with the three cities and the other local housing authority in our area  
to develop the AFH Plan.

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)

<u>Marie E. Mosley</u> Name of Authorized Official	Title City Manager
<u>MARIE E. MOSLEY</u> Signature	Date <u>4/4/17</u>

**HOUSING AUTHORITY CITY OF KENNEWICK**

**(Kennewick Housing Authority - KHA**

**(WA012)**

**STREAMLINED ANNUAL AGENCY PLAN FY17**

**Miscellaneous Information**

**VIOLENCE AGAINST WOMEN ACT**

KHA continues to partner with Domestic Violence Services of Benton and Franklin Counties as detailed in our previously submitted Five-Year Plan. The information submitted in the Five-Year Plan is appended to this Plan by reference.

**CHALLENGED ELEMENTS**

No comments or challenged elements (verbal or written) with regard to any elements in the FY17 Streamlined Annual Action Plan. Plan goals detailed in this submission do not vary from the Plan goals previously stated in the overarching KHA Five-Year Plan. The Five-Year Plan is appended to this Plan by reference.

**PUBLIC INPUT**

KHA provided opportunities for public input into the draft Plan. Although not within a formal public comment period, KHA will accept input from residents, applicants, participants and members of the public on a daily basis and will utilize to develop future plans and policies of the agency. The Plan was published and available for a formal comment period.

Plan information is available for inspection on the KHA website and at the KHA Administrative Offices, 1915 West 4<sup>th</sup> Place, Kennewick, WA, 99336 during regular working days/hours. Resident Councils are provided with copies of the Plan.

**IMPEDIMENTS TO FAIR HOUSING CHOICE**

KHA has adopted the latest Impediments to Fair Housing Choice developed by the City of Kennewick which is appended by reference to this Plan. Due to the recent finalization of the *Affirmatively Furthering Fair Housing Rule*, KHA is working collaboratively with the cities of Kennewick, Richland, Pasco and the Housing Authority of the City of Pasco and Franklin County to develop an area-wide Affirmative Fair Housing Plan. This plan is not yet due.