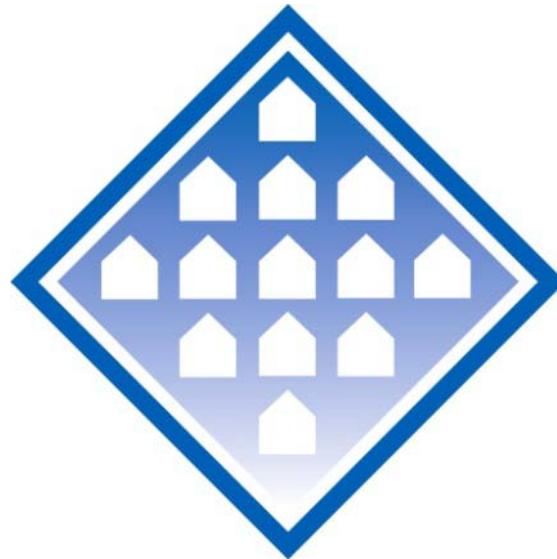


Moving to Work Annual Report

Vancouver Housing Authority



Fiscal Year 2009

Initially Submitted March 29, 2010, Revision Submitted July 15, 2010

Moving to Work Annual Report

Vancouver Housing Authority

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SECTION I. MOVING TO WORK GOALS AND OBJECTIVES

The Vancouver Housing Authority

The Vancouver Housing Authority (VHA) is located in Clark County, Washington. Clark County has been one of the fastest growing counties in the nation during the past decade. The VHA is the only housing authority in the county and serves the unincorporated areas and small cities through intergovernmental cooperation agreements. Since 1990 the population of Clark County has increased by almost 80%. In that same time period, poverty in Clark County increased by 53.4%. Today, over 41,000 residents, more than 10% of the population, live below the poverty line in Clark County. We have grown at a time when federal resources have diminished, resulting in long waiting lists for public housing and housing vouchers. We know that a place to call home is important to each of us. It is where a child goes after school, where a job holder goes after work, where an elderly person feels secure, and where a disabled person finds dignity. The VHA's challenge is to serve an increasing population with limited resources. To that end, we strive to make efficient and effective use of federal housing programs and to look for other public and private resources that can be invested in meeting the goal of providing decent, affordable housing for everyone.

The Moving to Work Demonstration

The Moving to Work (MTW) demonstration offers public housing authorities the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies. The program has three statutory objectives and in order to meet these objectives allows certain exceptions from federal rules governing the public housing and Section 8 Voucher programs and in some cases offers flexibility in the funding of these programs. The VHA was among the original group selected to participate in MTW in 1999 and our program has been extended four times. Most recently, the Department of Housing and Urban Development (HUD) and VHA executed an Amended and Restated MTW Agreement on March 26, 2008. The new Agreement has a term of ten years and will end in 2018. VHA recognizes that the MTW demonstration is a valuable tool for meeting the housing needs of Vancouver and Clark County and that the

The Moving to Work Statutory Objectives:

- *Reduce cost and achieve greater cost effectiveness in Federal expenditures*
- *Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient*
- *Increase housing choices for low-income families*

statutory objectives align with VHA's goals of promoting resident empowerment and self-sufficiency, maximizing the use of federally subsidized housing and rent assistance, and providing opportunities to people who experience barriers to housing because of income, disability or special needs.

The Moving to Work Annual Plan and Report

As a MTW agency, the VHA is required to adopt an Annual MTW Plan that describes the activities planned for the next fiscal year. At the end of the year the VHA prepares an Annual MTW Report that compares the activities of the completed fiscal year with what was originally planned for that year. The required format and content of these plans and reports are outlined in an attachment to the MTW Agreement. The VHA FY 2009 MTW Annual Plan and this MTW Annual Report are for the VHA's fiscal year 2009. The VHA's fiscal year is from January 1 through December 31, the same as the calendar year.

The VHA FY 2009 MTW Annual Plan was drafted shortly after the new Agreement was adopted and followed the format of the initial Attachment B to the Agreement. Later HUD finalized a new Attachment B, now also known as Form 50900, which differed slightly from the original. This report adheres to the requirements of the current Form 50900. The newer format was selected for the report because it allows VHA to correctly place some of our activities in the proper context. A few of the planned and ongoing activities included Sections IV and V in the VHA FY 2009 MTW Annual Plan have now been moved to the new Section III for non-MTW related information. These activities, while they meet the statutory goals of the program, did not require waiver of a provision of the 1937 Housing Act or Federal regulation and accordingly do not meet the current understanding of what constitutes a MTW activity.

The VHA FY 2009 MTW Annual Plan was amended twice during the year. As noted in the original 2009 Plan, VHA's task force working on rent reform and occupancy policies did not have final recommendations ready for the first draft of the 2009 Plan and it was anticipated that when their work was completed an amendment to the plan would be made. The first amendment was approved by the VHA Board in March 2009 and contained 14 proposed changes, all but one of which would require authority under MTW to implement. A second amendment was approved by the VHA Board in June containing two new MTW activities, changes regarding the disposition of certain public housing units, changes to the VHA hardship policy, and plans for new capital funds received under the American Recovery and Reinvestment Act (ARRA). As in the case of the Plan, both of these proposed amendments went out for public comment for 30 days and public hearings were held. As a result of the comments received from residents and others, a number of proposals were modified. In response to HUD concerns, two MTW activities were dropped; the streamlined disposition plan which was not specifically a MTW activity and the proposal to have VHA staff inspect VHA owned units when chosen by a participant in the Housing Choice Voucher (HCV) program. Both of the amendments to the VHA FY 2009 MTW Annual Plan were approved by HUD in August 2009.

SECTION II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

Number of Public Housing Units at end of Plan Year

The Vancouver Housing Authority began FY 2009 with 575 public housing units. 60 of those units were in an assisted living program and had been removed from the MTW program. During the year these units, along with the residents, were reintegrated fully back into the public housing MTW program. The units will continue as assisted living units and including them in public housing will benefit the residents through lower tenant rents. Nine single family scattered site houses were sold in 2009 bring the total at the end of the year down to 566. The public housing portfolio now consists of the following sizes: 161 one-bedroom units, 207 two-bedroom units, 173 three-bedroom units, 21 four-bedroom units, and 4 five-bedroom units.

Significant Capital Expenditures by Development

Table 1 contains the planned versus actual public housing capital expenses for FY 2009. Also included in the table are the Recovery Act funds that VHA was awarded in 2009 and were noted in the amendment to the 2009 Plan. The upgrading of the scattered site single-family units was an unplanned expense that required delaying almost all other planned activity. These upgrades were necessitated by the need to prepare these units for sale under the disposition plan approved after the initial capital planning was completed for 2009. The Van Vista roof and plumbing projects came in far under budget and the unused funds will be redirected to the Skyline roof and gutter project in 2010. The planned activity under the competitive Recovery Act reflects funds

TABLE 1
Planned vs. Actual Public Housing Capital Fund Expenditures FY 2009

Public Housing Capital Fund			
Community	Planned Activity	Planned Expense	Actual Expense
Skyline	Roof and Gutter Replacement	400,000	0
Scattered Site Multi-family	Weatherization	200,000	0
Public Housing	Development Activities	200,000	0
Public Housing	Needs Assessment	50,000	0
PHA Wide	Grounds Vehicle	25,000	0
PHA Wide	Capital Fund Administration and Community Center Program	160,000	283,081
Scattered Site Single-Family	Modernization Upgrade	0	1,416,189
Recovery Act Public Housing Capital Fund Formula			
Community	Planned Activity	Planned Expense	Actual Expense
Van Vista Plaza	Plumbing and Roof Replacement	1,167,376	573,912
Recovery Act Public Housing Capital Fund Competitive			
Community	Planned Activity	Planned Expense	Actual Expense
Van Vista Plaza	10 Unit Accessibility Modification	530,000	0
Skyline	Green Community Retro-fit	1,437,500	0

awarded to VHA during FY 2009, but the projects are scheduled to occur in 2010. VHA is currently identifying units to include within the scope of work for the Van Vista accessibility project and may seek an amendment to the grant to permit substitution of some units from other public housing sites. For the Skyline retro-fit the Clark County Weatherization program has conducted inspections and determined work to be completed through their program. VHA is analyzing leveraging of funds through inclusion of Energy Performance Contracting.

New Public Housing Units Added

No new public housing units were added during the fiscal year. VHA continues to explore and evaluate opportunities to develop replacement public housing units resulting from the phased disposition of 89 scattered site units.

Public Housing Units Removed from Inventory

VHA began the phased disposition of 89 single-family homes from the public housing inventory in FY 2009. These single-family homes were chosen for disposition due to higher than average maintenance and administrative expenses because of their structure type and scattered locations. These units were all in development number WA008000513. The disposition plan (Application # DDA0003399) was approved by HUD on March 25, 2009. Nine units had been sold as of December 31, 2009 consisting of 1 two-bedroom, 6 three-bedroom, and 2 four-bedroom units.

Number of MTW Vouchers Authorized

At the beginning of 2009 VHA had 1,898 Housing Choice Vouchers authorized under the MTW program. An additional 89 replacement vouchers were added during the year as a part of the approved disposition of the 89 public housing units. The total number of vouchers under MTW at year-end was 1,987. In addition to the vouchers funded under MTW, VHA administers a large number of vouchers that have moved from other jurisdictions and the initial housing authority is billed under voucher portability procedures. The number of these port-in vouchers grew from 305 to 411 by the end of the year. MTW activities involving occupancy and housing assistance are applied to these vouchers.

Number of Non-MTW Vouchers Authorized

VHA began the year with 75 Mainstream Vouchers for persons with disabilities that are not part of MTW. In July 2009 VHA was awarded 70 HUD-Veteran's Affairs Supportive Housing (VASH) vouchers targeted to homeless veterans with case management to be provided by the local Department of Veterans Affairs (VA) facility. In September 2009 VHA was awarded 50 Family Unification Program (FUP) vouchers targeted toward families whose lack of adequate housing is a primary cause of separation between parents and their children and to young adults who have aged out of the foster care system. VHA is working closely with the local Washington State Department of Social and Health Services (DSHS) office to identify recipients of these vouchers. The total number of special purpose vouchers that are not part of the MTW demonstration administered by the VHA is 195 as of the end of 2009.

Number of Project-Based Vouchers

VHA has placed 50 vouchers from the MTW Annual Contributions Contract (ACC) under contract as project-based vouchers. These project-based vouchers are part of a MTW activity involving collaboration with six community partners to provide housing tied to services. More information about this MTW activity can be found in the Leasing Information and Ongoing MTW Activities sections.

Overview of Other Housing Managed by the Agency

In addition to the public housing and Housing Choice Voucher programs, VHA owns and/or manages a large number of housing units in a variety of projects outside of the MTW demonstration. These projects include two Section 8 New Construction communities, Cougar Homes and Columbia House. Cougar Homes is comprised of 52 three- and four-bedroom single-family homes located in Vancouver and urban Clark County. Columbia House is a high rise building for the elderly, located in downtown Vancouver. The Columbia House property consists of 151 units (143 one-bedroom and 8 two-bedroom), built in 1976.

The VHA owns four shelters: two homeless shelters, one women's domestic violence shelter, and one youth shelter. All are operated by local nonprofit service providers.

The VHA partners with other agencies and service providers to address specific housing needs in our community. These properties include assisted living facilities, a single room occupancy program located on VA property, apartments for those with chronic mental disabilities, and other special needs housing.

The VHA manages 298 units of housing, in nine different properties, for Columbia Non-Profit Housing (CNPH). All of these properties are designated for elderly or disabled clients and most are federally subsidized under Section 202 or Section 811 funding.

The VHA owns 2,049 units of workforce housing. The Workforce Housing initiative is a long-term strategy to diversify the housing authority, provide a local source of funding for more deeply subsidized housing programs, and provide a future supply of quality affordable rental housing for our growing population. Workforce Housing is helping to revitalize communities and maintain a balance of affordable housing near jobs. These properties are located throughout the urban area and are financed with tax exempt mortgage revenue bonds, tax credits, and state and local grants and loans.

B. Leasing Information

Number of MTW Public Housing Units Leased

There were 540 public housing units occupied at the end of the year. This number appears relatively low compared to the total number of units until you consider that the phased disposition of 89 single family units means that those units are not reoccupied once they become vacant in order to prepare them for sale. Families still living in these units may continue to do so, and the relocation Voucher issued to VHA under the approved disposition plan continues to be available for them. After those units are removed from consideration, public housing occupancy was at 98% or 476 units leased.

Number of Non-MTW Public Housing Units Leased

All of VHA's Public Housing is included in the MTW demonstration; there are no non-MTW public housing units.

Number of MTW Vouchers Leased

Of the 1898 MTW vouchers that VHA began the year with, 1,877 were leased at the end of the year, for a utilization rate of 99%. This does not include the 89 relocation vouchers awarded to VHA in June for the disposition of 89 public housing units, only seven of which were leased by the end of the year because the disposition is occurring in phases due to housing market conditions. A total of 1,884 MTW vouchers were under lease at year-end.

Number of Non-MTW Vouchers Leased

VHA began 2009 with 75 non-MTW Mainstream Vouchers and 71 were under lease in December 2009, for a utilization rate of 95%. VHA also received 70 VASH and 50 FUP Vouchers toward the end of 2009 and the lease-up activity for these was just getting underway at the end of the year. As of December 31, 2009 nineteen VASH Vouchers and one FUP Voucher were under lease. VHA had a total of 90 non-MTW Vouchers under lease at year-end.

Leasing Issues

There were a few leasing challenges in FY 2009. Both the public housing and HCV Departments underwent reorganizations that included a substantial remodel of the HCV work-space and presented challenges to staff issuing vouchers and leasing units. Public housing staff had to complete eligibility determinations and leases for 60 assisted living residents in order to bring them fully into the public housing stock. In the case of the "special purpose" vouchers, VHA is dependent in part on other agencies to select eligible families in order to get these vouchers fully leased. To date, these agencies have been very collaborative and both the VASH and FUP families are successfully leasing. The HCV program

continues to receive wide support in the landlord community. The voucher success rate and the average number of days it takes for a new Voucher Holder to lease remains relatively low.

Number of Project Based Vouchers Committed or in Use

VHA had 50 project-based vouchers under contract and in use at the end of 2009. In addition to the housing assistance contracts with the property, VHA has entered into a Memorandum of Understanding (MOU) with a number of local organizations to provide services to the residents of these projects. Currently those organizations are Share, 2nd Step Housing, Open House Ministries, Salvation Army, Columbia River Mental Health, and Clark College. The following table describes the projects where these vouchers are located.

TABLE 2
Project-based Project Descriptions

Property	Vouchers	Description
Maple Knoll Apartments	25	A 148 unit property consisting of two-bedroom one-bath dwelling units located in 19 buildings. The bus line is located approximately one-quarter mile away and a transit mall is located in the neighborhood. The nearby Legacy Salmon Creek Hospital and numerous retail facilities offer employment opportunities.
Plum Meadows Apartments	8	The property consists of 17 buildings and includes 162 units consisting of 16 studio, 36 one-bedroom one-bath, 62 two-bedroom one-bath, 16 two-bedroom two-bath and 32 three-bedroom two-bath units. It is located directly across from the Fruit Valley Elementary School and a large regional park. Plum Meadows is situated in an agricultural and industrial area which provides many employment opportunities.
Esther Short Apartments	7	The property is a one-building complex which includes four floors of 160 units consisting of 96 one-bedroom one-bath, 61 two-bedroom one-bath and 3 three-bedroom two-bath units, which are located over ground floor commercial/retail. Esther Short Park is located directly across from the property and the weekly Farmers Market has its home on the street frontage between the apartments and the park. There are restaurants, hotels, banks, and retail establishments that provide ample shopping and employment opportunities in the vicinity of the property.
Anthem Park Apartments	3	The property consists of 58 units with 46 one-bedroom one-bath, 8 two-bedroom one-bath and 4 two-bedroom two-bath units, housed in one building. bath, 8 two-bedroom one-bath and 4 two-bedroom two-bath units, housed in one building. It is located on a bus line and there are many retail stores located near the property providing access to shopping and employment opportunities. The elementary school and high school are located within a one-mile radius.
Springbrook Apartments	7	The property consists of 24 buildings which include 290 units with 46 studio, 28 one-bedroom one-bath, 50 two-bedroom one-bath, 128 two-bedroom two bath townhome, 36 three-bedroom two-bath townhome and 8 four-bedroom one-bath townhome units. 36 three-bedroom two-bath townhome and 8 four-bedroom one-bath townhome units. The property is adjacent to the YMCA and residents enjoy the benefit of free membership during their residency at Springbrook. Springbrook is located on a bus line and is less than one mile from the elementary school. The property is in close proximity to the local mall, restaurants, SEH America, and recreational areas.

C. Waiting List Information

Number and Characteristics of Households on VHA Waiting Lists

Tables 3 and 4 detail the characteristics and the number of applicants on VHA waiting lists for the public housing and HCV programs as of December 31, 2009. Table 5 contains the details of applicants on other waiting lists for other federally subsidized housing owned or managed by the VHA that is not part of the MTW demonstration.

Description of Waiting Lists

Housing Choice Voucher Program

The waiting list for the Housing Choice Voucher program is based on the date and time of application, and has five local preferences:

- A preference for VHA public housing tenants who are eligible to participate in the Housing Choice Voucher Homeownership Program.
- Preference for graduates from an approved two-year transitional or housing-first supportive housing program.
- Preference for tenants displaced by VHA disposition or condemnation actions.
- Preference for elderly families, disabled families, and families with children or disabled dependents.
- Preference for families not already housed in income-based subsidized housing.

The HCV waiting list has been closed to new applicants since October 2006 and was purged in 2009; even so, there remain a high number of applicants still waiting for housing assistance.

Public Housing

The VHA created two site-based lists in 2009 and more are planned for 2010. VHA also created a special list for applicants who require assisted living services and continues to operate a general waiting list for the remaining public housing units not at a site with its own list. The general list was purged in 2009 and applicants were also

TABLE 3
Number and Characteristics of Households on HCV Waiting List as of 12/31/2009

Total Number of Households	2765
Distribution by Family Type	
Elderly	550
Disabled (Under age 62)	800
Other Family	1415
Distribution by Household Size	
1 Member	1129
2 Members	722
3 Members	422
4 Members	255
5 Members	115
6 Members	64
7 Members	27
8 Members	13
9 or More Members	18
Distribution by Income Range	
Below 30% of Area Median	2485
Between 30% and 50%	257
Between 50% and 80%	21
Above 80% of Area Median	2
Distribution by Race of HOH	
White	2259
Black / African American	293
American Indian / Alaska Native	59
Asian	84
Native Hawaiian / Pacific Islander	58
Unknown	12
Distribution by Ethnicity of HOH	
Hispanic or Latino	165
Not Hispanic or Latino	2600

given the opportunity to go onto the newly created site-based lists with their original date of application. The general and site-based lists have the following local preferences:

- A preference for graduates from an approved two-year transitional or housing-first supportive housing program.
- Preference for tenants displaced by VHA disposition or condemnation actions.
- Preference for applicants who agree to participate in the Smart Choices self-sufficiency program.
- Preference for elderly families, disabled families, and Families with children or disabled dependents.
- Preference for families not already housed in income based subsidized housing.

The general public housing waiting list was opened briefly in 2009 for applicants eligible for three-bedroom units. Other bedroom sizes have been closed to new applicants since October 2006.

Non-MTW Waiting Lists

In addition to the waiting lists for housing within the MTW demonstration, VHA operates separate waiting lists for the Section 8 New Construction, Section 202, and Section 811 properties it manages.

TABLE 4
Number and Characteristics of Households on
Public Housing Waiting Lists as of 12/31/2009

	General List	Van Vista Site-Based	Fruit Valley Site-Based	Assisted Living
Total Number of Households	1101	33	186	43
Distribution by Family Type				
Elderly	76	33	6	2
Disabled (Under age 62)	553	0	68	28
Other Family	472	0	112	13
Distribution by Bedroom Size				
1 Bedroom	856	33	93	35
2 Bedroom	146	0	43	2
3 Bedroom	47	0	24	3
4 Bedroom	36	0	25	3
5 Bedroom	5	0	1	0
6+ Bedroom	8	0	0	0
Distribution by Income Range				
Below 30% of Area Median	1007	29	166	40
Between 30% and 50%	86	4	18	3
Between 50% and 80%	6	0	1	0
Above 80% of Area Median	2	0	1	0
Distribution by Race of HOH				
White	898	25	135	30
Black / African American	127	5	24	5
American Indian / Alaska Native	26	2	6	4
Asian	26	1	6	3
Native Hawaiian / Pacific Islander	20	0	15	1
Unknown	4	0	0	0
Distribution by Ethnicity of HOH				
Hispanic or Latino	58	1	11	5
Not Hispanic or Latino	1043	32	175	38

TABLE 5
Number and Characteristics of Households on Other VHA Managed Waiting Lists as of 12/31/2009

	Arbor Ridge	Azalea Place	Columbia House	Cougar Homes	Crown Villa	Forest Ridge	Fort Vancouver	Highland Park	Saint Helens	Walnut Grove
Total Number of Households	73	8	13	37	15	36	2	27	11	92
Distribution by Family Type										
Elderly	71	3	13	0	15	36	0	27	11	92
Disabled (Under age 62)	2	5	0	4	0	0	2	0	0	0
Other Family	0	0	0	33	0	0	0	0	0	0
Distribution by Bedroom Size										
1 Bedroom	73	8	13	0	15	36	2	27	11	92
2 Bedroom	0	0	0	1	0	0	0	0	0	0
3 Bedroom	0	0	0	32	0	0	0	0	0	0
4 Bedroom	0	0	0	4	0	0	0	0	0	0
Distribution by Income Range										
Below 30% of Area Median	57	8	9	29	12	28	2	26	8	72
Between 30% and 50%	16	0	4	6	3	8	0	1	3	20
Between 50% and 80%	0	0	0	2	0	0	0	0	0	0
Above 80% of Area Median	0	0	0	0	0	0	0	0	0	0
Distribution by Race of HOH										
White	62	5	12	26	14	32	2	23	11	80
Black / African American	5	1	0	5	0	3	0	3	0	6
American Indian / Alaska Native	3	2	0	1	0	0	0	0	0	2
Asian	2	0	1	3	1	1	0	1	0	4
Native Hawaiian / Pacific Islander	1	0	0	2	0	0	0	0	0	0
Distribution by Ethnicity of HOH										
Hispanic or Latino	1	1	0	7	0	1	0	1	1	2
Not Hispanic or Latino	72	7	13	30	15	35	2	26	10	90

SECTION III. NON-MTW RELATED HOUSING AUTHORITY INFORMATION

A. Planned vs. Actual Sources & Uses of other HUD or other Federal Funds

Table 6 details the sources and uses of other federal funds received in FY 2009. Other federally funded programs include 204 units under six contracts for Section 8 New Construction, FSS and ROSS (Resident Opportunities for Self-Sufficiency) grants, and Housing Choice Vouchers funded apart from MTW and targeted to special populations.

Also during 2009, HUD awarded VHA \$1,167,376 in American Recovery and Reinvestment Act (ARRA) formula grant distribution. As of December 31, 2009 we had spent \$573,841 of these funds on rehabilitating Public Housing units. This funding had specific requirements with it and was not part of the MTW Block Grant.

We competed and were awarded two other ARRA grants in 2009 totaling \$1,967,500. However, as of the end of 2009 we had not spent any of those funds.

Other HUD and other federal fund programs sources and uses remained close to budget..

TABLE 6
Planned vs. Actual HUD or other Federal Funds not in MTW

Sources	Actual	Planned	Variance
Rental Income	584,665	584,630	35
HUD and Other Grants	1,813,827	1,624,585	189,242
HUD Capital Grants	573,841	-	573,841
Other Revenue	55,715	44,846	10,869
Investment Income	36,763	35,485	1,278
Transfer from/to Reserves	106,557	179,750	(73,193)
Total	3,171,368	2,469,296	702,072
Uses			
Administrative Expenses	1,234,024	1,171,203	62,821
Maintenance	95,828	111,800	(15,972)
Utilities	157,047	150,560	6,487
Insurance and other Expenses	34,298	20,986	13,312
Housing Assistance Payments	370,367	310,000	60,367
Interest Expense	93,675	90,911	2,764
Principle Payment	95,682	95,682	-
Replacement Reserves	295,200	295,200	(0)
Extraordinary Maintenance	-	179,752	(179,752)
Capital Improvements	658,873	-	658,873
Total	3,034,994	2,426,094	608,900
Difference	136,374	43,202	93,172

B. Non-MTW Activities Implemented by the Housing Authority

Asset Management Implementation

The transition to asset management in public housing was listed as an ongoing MTW activity in the 2009 Plan. At that time the configuration of VHA's asset management was still evolving and it was anticipated that some MTW authorization would be an element of the final asset management plan. We were also waiting for additional guidance regarding implementation of asset management for MTW agencies. In March 2009 we received and executed the First Amendment to the MTW Agreement which provided additional guidance regarding asset management.

Shortly after that VHA hired a consulting firm, NFC Inc., to analyze and provide recommendations for our asset management functions. By the end of the year VHA had reorganized public housing staff and implemented an asset management program that conforms to the requirements of the First Amendment to the MTW Agreement. In FY 2009 VHA finalized the structure of the Central Operations Cost Center (COCC) and developed a fee-for-service approach that conforms to the 1937 Act requirements. Asset Management Properties (AMPS) were restructured on recommendation from the consultant from a simple geographic configuration to a more efficient distribution of units.

Public Housing Community Safety

VHA's commitment to provide as crime free of an environment as possible in public housing was described in the FY 2009 Plan as an MTW activity. Specifically mentioned were VHA's actions with regard to a specific public housing site that was experiencing increased concerns from residents and local law enforcement. As this activity does not require specific authorization under MTW it will no longer be listed as an MTW activity, but we will continue to report on community safety in this section. Significant improvement at Fruit Valley continued in FY 2009. VHA continues to provide a manager living on-site. A resident council and a neighborhood watch were formed on the property. VHA purchased a neighboring property and had an abandoned house located there demolished; eliminating an attractive nuisance that was contributing to much of the nearby illegal activity. Property Managers for all public housing and other subsidized housing attend monthly meetings with local law enforcement and work with neighborhood police officers to resolve problems and concerns.

Energy Conservation/Savings Plan

The energy conservation and savings plan outlined in the 2009 Plan has been enhanced by a 1.4 million dollar award for a green retrofit under the competitive capital fund portion of the Recovery Act. Skyline Crest, VHA's largest public housing property, will receive upgrades to heating, ventilation, and plumbing systems designed to conserve energy and water. This work will be completed in 2010. Completed in 2009 was a badly needed replacement of the plumbing at Van Vista, a 100 unit public housing high-rise, funded under the capital fund formula portion of the Recovery Act. The discovery of the Van Vista plumbing problem was noted in the first draft of the 2009 Plan, but at the time VHA was not sure how it could be funded. The timing of the Recovery Act funding was very fortunate. Without it, the problem could have grown much worse before repairs could have been funded, impacting over 100 seniors.

In another VHA energy and conservation initiative, VHA entered into a cooperative agreement with the City of Vancouver, Clark County, SW Washington Workforce development Council, WorkSource, Clark College, NW Services Academy, and Richart Family Inc., a local weatherization contractor. This agreement created the Weatherization Project which provided training, employment, and certification for 12 low-income or displaced workers, mostly VHA residents, to become weatherization installers, inspectors, and/or auditors. This project was made possible by ARRA funding made available through the City and County.

Improving Computer Technology

VHA underwent a major computer system upgrade in FY 2009. Improvements included a migration to new housing software, which went live for Section 8 and public housing on April 1, 2009. The new software will allow for the automation of many day-to-day processes previously done manually, and will eventually provide a portal for applicants, residents, and landlords to be able to interact and access their information over the internet. In addition to the software upgrade, personal computers on the network were replaced with thin clients which will result in energy savings and a lower total cost of ownership.

Reorganization of the Housing Choice Voucher Program Staffing

In addition to consulting on asset management, NFC Inc. provided recommendations for restructuring the Section 8 HCV department. The new structure will allow for better utilization of the computer upgrades and will result in a higher level of customer service. Individual caseloads were eliminated in favor of a team approach. The team structure will result in an improved division of labor and workflow. Participants and landlords will have several staff potentially available instead of just one person responsible for a particular contract. The project also involved substantial renovation of the Section 8 department workspace; housing staff did a great job keeping disruptions from affecting customer service.

Housing Matters Television

VHA began producing and hosting a new television show about the issues of affordable housing in SW Washington in November 2009. Each monthly show focuses on a different VHA program and a community partner involved in affordable housing. The show is broadcast on Clark/Vancouver Television (CVTV), two government programming channels on the local cable system reaching over 150,000 households. Each edition of the show is broadcast several times during the month and is also available online at either the CVTV site or at www.vhausa.com.

Capital Improvements to Non-MTW Property

VHA made a 9.5 million dollar reinvestment in three Workforce Housing communities in FY 2009. Renovations at the 72-unit Cougar Creek Apartments and the 148-unit Willow Creek apartment were begun in July and were completed in the fall. The work at the 358-unit Fishers Mill Apartments started in May and was completed early in 2010. Renovations, depending on the needs of each apartment complex, included repaving parking lots and driveways, replacing siding and roofing, installing new kitchen and bathroom cabinets and countertops, refurbishing decks and railings and repainting building exteriors. More than 30 local construction and supply companies, and more than 300 workers, were involved in the project. All contracts paid Washington State prevailing residential wages. VHA refinanced and used the equity in the properties to fund the upgrades.

Other capital improvements completed in FY 2009 included roofing replacement on twelve Section 8 New Construction single family homes and plumbing replacement at a managed Section 202 project.

SECTION IV. LONG-TERM MOVING TO WORK PLAN

Our Mission

The mission of the Vancouver Housing Authority (VHA) is to provide opportunities to people who experience barriers to housing because of income, disability or special needs in an environment which preserves personal dignity and in a manner which maintains the public trust. In carrying out its mission, the Vancouver Housing Authority is committed to: Vital neighborhoods; Respect for VHA clients and employees; Excellence in management and operations; Cooperative and respectful working relationships with the public, neighborhood and community organizations, and other units of local government; and Dispersal of assisted housing throughout Clark County where warranted by need.

VHA's long-term MTW vision integrates the mission of the agency with the purposes of the MTW statute. The flexibility provided by the MTW Agreement will help the VHA realize its long-term vision and maximize the use of federally subsidized housing and rental assistance programs to meet the needs of the Vancouver/Clark County community.

Aligning With Other Community Housing and Service Plans

The VHA's vision includes aligning its MTW plan with other community housing and service plans to ensure that community resources are used effectively and efficiently—to leverage resources in the most effective and efficient manner.

High Performer Status

The VHA is committed to maintaining its High Performer status in its public housing and Section 8 Housing Choice Voucher programs. VHA intends to use its MTW flexibility to focus its resources and adopt policies that support a high quality of service to its residents and to the community at large.

Excellence in Management and Operations

VHA intends to maximize efficient and effective delivery of its programs and will maintain its properties at or above community standards and demonstrate good stewardship of its properties, preserving them for future generations.

The VHA is committed to simplifying and streamlining program operations, eliminating unnecessary paperwork, and focusing its resources on providing direct service to residents in property management and promoting successful tenancy.

Promoting Resident Empowerment and Self Sufficiency

VHA will target resources and utilize MTW flexibility to address the statutory requirement of providing “incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.”

Priority will be given to policies and procedures that will assist residents in achieving self-sufficiency, including developing asset building initiatives, expanding resources and programs that promote self-sufficiency, and maintaining a Resident Advisory Board that provides a vehicle for resident input.

VHA is committed to enhancing opportunities for its residents and using its MTW status to create pathways that lead to self-sufficiency through targeted employment programs and opportunities for homeownership.

VHA sees self-sufficiency as a goal for all its residents—promoting employment and training opportunities for work-able adults, creating and enhancing programs to allow elderly residents to remain in their homes and be self-sufficient in daily living activities, and assisting youth in breaking the cycle of poverty.

Promoting Home Ownership

Over 160 MTW program participants have purchased homes. Program participants seeking home ownership will receive one-on-one counseling, attend pre-purchase home ownership classes offered by a local nonprofit, and participate in post purchase follow up. Program participants may receive financial assistance from their Section 8 Housing Choice Voucher or be referred to local programs for down payment assistance.

Maximize the Use of Federally Subsidized Housing and Rent Assistance

The Vancouver/Clark County community has grown rapidly in the past decade and the demand for decent, affordable housing far surpasses the supply. The VHA is working with community partners to maximize public housing and Housing Choice Voucher resources by targeting resources and combining project based vouchers with service-enriched housing.

The VHA’s MTW status allows it to make the best use of its Section 8 Housing Choice Voucher program to establish programs and create partnerships that serve the most vulnerable and expand opportunities for those seeking to break the cycle of poverty.

Building Community

For more than sixty years, the VHA has been engaged in building a healthy Vancouver/Clark County community and ensuring that there is a place for everyone, including low income and vulnerable populations. We have learned that affordable housing, like roads, is part of the infrastructure of a healthy community. We have made some policy decisions that will impact all of our future developments.

- Future developments will include workforce as well as service-rich housing for special populations.
- Developments will serve to address one of the following: create affordable housing opportunities in high-cost areas, address a revitalization need of the community, provide housing for special needs populations near services, and provide affordable housing in growth areas and along transportation routes.
- Replacement of units disposed will be planned in individual projects or accounted for in the overall housing portfolio. The housing portfolio will be reviewed for diversification needs, in that special needs programs requiring financial support will be adequately offset by market/near-market rate developments.
- Future project and program planning will be inclusive of City and County comprehensive plans. Developments will respond to noted types of populations with housing needs and geographic areas in which affordable housing opportunities are inadequate.

Adopting Sustainable Practices

The VHA’s vision includes being a good steward of the resources within its control. We will put into practice decision-making that will result in actions that, in the words of the World Commission on Environment and Development, “meet the needs of the present without compromising the ability of future generations to meet their own needs.” The decisions we make today, in operations and in development, will achieve current objectives and also serve to sustain the agency and the community over time. We will practice energy conservation, reduce environmental impacts, increase the durability of building components, reduce solid waste, achieve operational savings, and use sustainable building practices in affordable housing design. We will use the Evergreen Sustainable Development Criteria, developed by the state of Washington, in our new housing development. We will support other governmental, nonprofit, and for-profit entities in building a more sustainable Vancouver/Clark County community.

Community Partnerships

For all of its 67 years, the VHA has actively partnered with other community agencies and governmental entities to meet the housing needs of the community. The VHA works in partnership with a variety of local agencies that provide services for residents, and throughout this plan there are references to these partnerships. MTW is a vehicle through which these partnerships can be enhanced.

Residents, program participants, and key community constituencies are at the root of VHA’s long term planning. The agency’s rich history of partnerships has resulted in innovations that have served the specific needs of residents and the establishment of programs and services, such as the Learn and Play program for the very young and Assisted Living for the frail elderly. Creation of a Resident Advisory Board provides a vehicle for resident empowerment and a vehicle for dialog. Creation of a Moving to Work Advisory Committee allows for greater participation from community stakeholders.

SECTION V. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

A. MTW Activities Approved by HUD but not Implemented

Pilot Rental Subsidy

This MTW activity was not able to be implemented in FY 2009 because an anticipated grant that was required for the case management and employment support that was to be provided by a partnering agency did not materialize. Also complicating implementation was the fact that this activity will likely require the new broad use of MTW funds authorization that was developed by HUD last year and which requires an amendment to the MTW agreement. This activity, with some modification, may be proposed again as a request to utilize the broad use of funds authorization.

Asset Based Initiatives

The community wide initiative to provide opportunities for low-income residents to create assets continues. The group is developing an asset building resource guide, holding community events, and doing outreach. However the component of this initiative that was a MTW activity will not be implemented. The proposal was to use new asset building opportunities such as Individual Development Accounts (IDA) instead of the escrow account calculation in the Family Self-Sufficiency (FSS) programs. VHA received two FSS service coordinator grants in FY 2009 and the Notices of Funding Availability (NOFA) for these grants specified that recipients must follow FSS regulations. VHA received instructions from HUD that while MTW allows for modification of FSS regulation, we could not do so and continue to receive the service coordinator funding. This MTW activity will not be implemented as long as this and other modifications to FSS regulations conflicts with other funding opportunities from HUD.

Simplified Development Process

VHA did complete a comprehensive new development policy in FY 2009. However, the element of our development process that requires authority under MTW (the development of new public housing units to replace those removed under disposition) was not utilized in 2009. Although VHA explored several development plans for replacement public housing units last year, the current economic climate presents financing challenges and this MTW activity was not utilized.

Simplified Required Reexamination Process

This activity was proposed in an amendment to the FY 2009 Plan and has not been implemented yet. The activity included having the computer system print the eligibility declaration forms already filled with information from the previous reexamination, allowing for the family to simply check off whether the information was still accurate rather than complete a form with redundant information already on file at the VHA. This

activity depends in part on the new housing software upgrades that are continuing to be put into service. VHA will reevaluate this activity in the coming year to determine if the anticipated cost savings will actually be achievable. If it is decided to move forward with this activity it will be noted in the VHA 2011 MTW Annual Plan.

Self-Sufficiency Pilot Program

This pilot mandatory self-sufficiency program has been suspended indefinitely. The proposal involved selecting 48 non elderly or disabled households as they were housed from the waiting list. They would be divided into groups according to income and each group case managed as a support group. VHA expanded the FSS program in 2009 and developed two new self-sufficiency MTW activities that were proposed in the VHA 2010 MTW Annual Plan. It was decided that a new pilot program in addition to these activities would stretch VHA's resources and for now the focus will be on FSS and the new 2010 MTW self-sufficiency activities.

Local Preference for Participation in Self-Sufficiency

The activity would have given preference to those on the waiting list who chose to participate in FSS. Along with the asset based initiative activity, this MTW activity was dropped due to the conflict with the requirements of the NOFA for the FSS Service Coordinator grants received by VHA in 2009. Regulations in the FSS program (24 CFR 984.201 (d)(10)) requires that a family's election not to participate in FFS will not affect their admission to the public housing or Section 8 programs. Had VHA implemented this approved MTW activity, we may have lost the funding for staffing the FSS program. The proposed local preference will not be implemented and VHA has no further plans to use authority under MTW to waive or modify any of the requirements of 24 CFR 984.

SECTION VI. ONGOING MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

Imputed TANF Income for Voluntary Grant Closures

Description of Activity

Current regulation (24 CFR 5.615) provides that if a TANF recipient's benefit has been reduced due to fraud or sanction, the housing authority will use an imputed TANF income amount in the calculation of tenant rent and housing assistance. This MTW activity extends this policy to include using the imputed TANF grant amount for income when a TANF recipient voluntarily closes their grant rather than participate in the economic self-sufficiency or work activities requirements of the TANF agency.

Current Status

This policy has been in place for both public housing residents and Housing Choice Voucher holders since the beginning of the reporting year. There have been no hardship exemption requests or informal hearing requests received due to this policy.

Impact on Statutory Objective

There have only been two eligibility reexaminations where this policy was used due to a resident closing their TANF grant. This number is far lower than was anticipated when the policy was drafted. Based on anecdotal information received from DSHS (the local State TANF agency) VHA anticipated a much higher number the first year the policy was in effect and a significant reduction after that due to residents choosing to stick with the work activities required by DSHS after the initial experience of having their income imputed. It's possible that residents are not even reporting when they close their TANF grants, or that the frequency that this occurs is far lower than was believed. In the coming year the VHA will need to revise the metrics and benchmarks or perhaps drop the activity entirely, taking into consideration our positive relationship with DSHS and their desire to retain this policy.

Plan Year Identified: FY 2009 Plan

Date Implemented: January 1, 2009

Primary Statutory Objective:
Provide incentive toward becoming economically self-sufficient

Authorization Cited:
Sections C. 11. and D. 2. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived:
Certain provisions of sections 3(a)(2) and 8(o)(2) of the 1937 Act and 24 C.F.R. 5.615

Metric:

- Number of households with imputed TANF due to MTW policy

Baseline:

- Zero

Benchmark:

- Two Annually

Outcome:

- Uncertain, only two cases where this policy was utilized in 2009

No Verification of Assets Less Than \$5000

Description of Activity

This MTW policy provides that the VHA will not obtain third party verification when a tenant's declared assets are valued at less than \$5,000. The expense of preparing, mailing, following up, and receiving verifications for what are typically bank accounts with little or no balance and/or interest income made little sense. Assets valued at amounts greater than \$5,000 are still verified because they are anticipated to generate enough income to contribute more than a dollar or two to the rent determination.

Current Status

This policy continues to be in effect for both public housing and the Housing Choice Vouchers that are included in the MTW funding.

Impact on Statutory Objective

Data on resident assets (primarily checking and savings accounts) as of the end of 2009 showed 2,786 assets declared by residents but not verified under this MTW activity. The average balance in these accounts was \$261 which, at the current HUD established passbook rate, would result in less than one dollar in annual income. VHA estimates at least a 250 hour savings in labor and a savings in postage costs greater than \$2000 due to this activity.

The metrics for this activity have been modified from those described in the 2009 Plan. The baseline previously reported was in error and the benchmark of a 5% or less increase in the number of families reporting assets valued below \$5000 has been dropped. It was intended to track whether residents were under reporting the value of their assets in order to avoid verification, but that will now be monitored by seeing if there are significant changes in the percentage of assets valued higher than \$5000 compared to those valued below \$5000.

Plan Year Identified: FY 2009 Plan

Date Implemented: January 1, 2009

Primary Statutory Objective:
Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited:
Sections C.4. and D.3.b. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived:
Certain provisions of sections 3(a)(1), 3(a)(2) and 8(o)(2) of the 1937 Act and 24 C.F.R. 960.259 and 982.516

Metrics:

- Number of tenant reported assets requiring verification
- Percentage of assets above \$5000

Baselines:

- 3850 assets reported requiring verification in 2007
- 1.27% (49 of 3850)

Benchmarks:

- 385 reported assets requiring verification, a reduction of 90%
- Remain above 1%

Outcomes:

- Only 41 reported assets required verification in 2009 because they were valued over \$5000. 2786 reported assets did not require verification resulting in a staffing savings of 255 hours (5.5 minutes per verification).
- 1.45% (41 of 2827). Note the overall number of reported assets is down due to less frequent reexaminations.

Alternate Required HQS Inspection Schedule

Description of Activity

This activity is designed to achieve cost savings through a reduction in the number of Housing Quality Standard (HQS) inspections required in the HCV program. When first proposed the plan was to develop a system that determined the frequency of inspections based on geographic and other factors such as age, state of repair, etc. The committee formed to develop the specifics of this policy eventually decided on a simpler system of every other year physical inspections by VHA staff and an owner/tenant certification on alternate years. This was determined to be more equitable and less controversial than the earlier proposal.

Current Status

Because the policy differed significantly from the first proposal and because it involves more participation of both owners and tenants, the new plan was proposed in an amendment to the FY 2009 Plan and approved at the end of August 2009. The activity was implemented on January 1, 2010.

Impact on Statutory Objective

The activity is intended to reduce costs by significantly reducing staff time dedicated to annual HQS inspections. VHA presumes that the quality of the assisted rental units will not decline due to the required landlord and tenant certifications and through quality control activities. The vast majority of rental units assisted in the VHA voucher program have professional owners and responsible tenants that maintain their rental units.

This activity did not get underway until the end of 2009, so no outcomes will be measurable until later in the year and will be reported on in the VHA 2010 Annual Report.

Plan Year Identified: Initially in FY 2007 Plan and again in FY 2009 Amendment

Date Implemented: January 1, 2010

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Section D.5. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 8(o)(8) of the 1937 Act and 24 C.F.R. 982. Subpart I.

Metric:

- The number of HQS inspections performed annually

Baseline:

- 3398 HQS inspections in 2008

Benchmark:

- A 30% reduction in inspections performed annually (less than 2378)

Outcome:

Not available till 2010 Annual Report

Investing in State Permitted Instruments

Description of Activity

This activity waives certain federal restrictions on investment options as long as the investments comply with Washington State law. This should allow the VHA to receive a higher rate of return on investments.

Current Status

The VHA is investing in the Washington State approved Clark County Investment Pool, which allowed us to earn an average of 1.5% last year. VHA has also invested some funds in CDARS (Certificate of Deposit Account Registry Service) to help returns. The CDARS program spreads investments in multiple banks to ensure full FDIC coverage.

Impact on Statutory Objective

An increase in investment income will result in greater efficiency and will provide additional revenue. The VHA did not meet the expected goal of increasing investment returns by 1% in 2009 due to lowering of interest rates across the board. Savings accounts are currently earning less than a .5% annually as compared to 2 to 4% just two years ago. VHA anticipates that this situation will improve over time and the activity will continue on that basis.

Plan Year Identified: FY 2009 Plan

Date Implemented: January 1, 2009

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Section B.5. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 6(c)(4) of the 1937 Act and 24 C.F.R. 982.156

Metric:

- Interest rate on funds invested

Baseline:

- Rate prior to implementation

Benchmark:

- Increase by one point or more

Outcome:

Benchmark not met in 2009

Simplified Utility Allowance Schedule

Description of Activity

This MTW initiative simplifies the utility allowance used in the Housing Choice Voucher program to a single schedule based on the number of bedrooms to be used when the tenant is responsible for at least the heating of the unit. The same rate is used for all units with the same number of bedrooms regardless of the type of unit. The simple schedule does away with the need to calculate a utility allowance in order for a new voucher holder to determine whether a prospective rental is below their maximum family share. The simplified utility allowance will also encourage voucher holders to select units where the utility consumption will match the allowance; i.e., newer and more energy efficient units.

Current Status

This activity was implemented shortly after the amendment to the VHA FY 2009 MTW Annual Plan was approved. So far, it appears to be well received and no hardship exemption requests have been received as of the end of 2009.

Impact on Statutory Objective

Although we do not have specific measure, we have received some positive feedback from movers in the HCV program who appreciate receiving more specific numbers for the utility allowance, housing assistance payment, and maximum family share at the beginning of their search for new housing. In addition it is our expectation that more voucher holders will choose newer and more energy efficient units. Washington State building codes changed to include energy codes beginning approximately 1980 (the first voluntary energy code was in 1978 and the code became fully mandatory in 1986). VHA will measure the percentage of rental units assisted under the HCV program that were built since 1980. We will also measure the percentage of single-family units, particularly 2 and 3-bedrooms, to determine if more participants are choosing less costly apartments over houses.

Plan Year Identified: *FY 2009 Plan Amendment*

Date Implemented: *September 24, 2009*

Primary Statutory Objective: *Provide Incentive toward Economic Self-Sufficiency*

Authorization Cited: *Section D.2.a. of Attachment C of the MTW Agreement*

Provision of Act or Regulation Waived: *Certain provisions of section 8(o)(2) of the 1937 Act and 24 C.F.R. 982.517*

Metrics:	Baselines:	Benchmarks:	Outcomes:
<ul style="list-style-type: none"> •The percentage of HCV assisted units built since 1980. •The percentage of single-family units 	<ul style="list-style-type: none"> •59.60% of HCV units built since 1980 as of 12/31/2008 •25.02% of HCV units are single-family 	<ul style="list-style-type: none"> • 5 point increase to 65% after 2 years •A 2 point decrease to 23% after 2 years 	<ul style="list-style-type: none"> To be determined in 2011

Limited Utility Allowance Payments

Description of Activity

Families in the public housing and the HCV program whose rent calculation results in a negative rent or Utility Allowance Payment (UAP) are limited to receiving the UAP for a period of up to six (6) months. After this six month period, The UAP is not paid and the tenant rent goes to zero. Families will be able to retain their UAP if they agree to participate in an approved self-sufficiency program, or if they are granted a waiver through the VHA hardship policy.

Current Status

The policy was implemented shortly after approval of the FY 2009 Plan Amendment through a notification to all current public housing residents and HCV participants receiving a UAP. The notice included a projected date the UAP would end (assuming no prior adjustment due to a reexamination) and information about the hardship policy and VHA self-sufficiency programs. As this report is being written no UAP has been stopped yet and no requests for an exemption under the hardship policy have been received.

Impact on Statutory Objective

This activity is expected to provide incentive toward economic self-sufficiency by allowing those to join a self-sufficiency program to retain their UAP. In addition, others may attain higher income due to no longer receiving a check along with a rental unit at no charge. Since this activity was proposed, the metrics, baseline and benchmarks have been revised. In addition to measuring the number of families receiving a UAP, we will measure the number receiving a UAP who are participating in a self-sufficiency program and the number with a stopped UAP. As this measure will not fully impact any family until April 2010, outcomes will be reported in the VHA 2010 MTW Annual Report.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: October 1, 2009

Primary Statutory Objective: Provide Incentive toward Economic Self-Sufficiency

Authorization Cited: Sections C. 11. and D. 2. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of sections 3(a)(1), 3(a)(2) and 8(o)(2) of the 1937 Act and 24 C.F.R. 960.253 and 982.505

Metrics:

- Number Receiving a UAP
- Number with a stopped UAP
- Number of UAP recipients in a self-sufficiency program

Baselines:

- 127
- 0
- 1

Benchmarks:

- 25% reduction to 95
- 32
- 10

Outcomes:

To be determined in 2010

Replacement of Medical Expense Deduction

Description of Activity

For public housing and Housing Choice Vouchers included in the MTW demonstration, VHA has removed the deduction for medical expenses incurred by Elderly and Disabled families and replaced it with an increase in the standard deduction received by all Elderly and Disabled families from \$400 to \$700. This activity is estimated to be revenue neutral for the VHA as any decrease in subsidy due to no longer deducting medical will be offset by a corresponding increase due to the higher standard deduction.

Current Status

This activity was approved as part of an amendment to the FY 2009 Annual Plan. Implementation for the HCV program began November 5, 2009 for all initial determinations of eligibility and reexaminations completed after that date. Public housing began implementation in December 2009. No requests for an exemption under the hardship policy were received in 2009 (as this report was being drafted, one request was received in February 2010).

Impact on Statutory Objective

Moving the VHA out of the business of verifying, approving, and subsidizing specific medical expenses is anticipated to result in a significant increase in efficiency and cost reduction. The vast majority of elderly and disabled participants in VHA's federally subsidized housing programs have their medical covered under Federal and State programs. Many of the medical deductions previously given, while allowed under regulations, appear to have been unnecessary or excessively expensive. VHA anticipates utilizing the hardship policy to more effectively assist those few elderly and disabled participants with legitimate out-of-pocket medical costs.

VHA is revising the metrics somewhat from those first proposed in the 2009 Plan Amendment. Instead of measuring all verification requests made in determining initial and ongoing eligibility and estimating a reduction due to this activity, we will only measure those made for medical expenses. Depending on the number of verifications required for hardship exemptions, a conservative estimate of savings in staff time is 195 hours in 2010.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: November 5, 2009

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Sections C. 11. and D. 2. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 3(b)(5) of the 1937 Act and 24 C.F.R. 5.611

Metric:

• Number of medical verifications required at estimated cost of 11 minutes of staff time and 88¢ in postage per verification

Baseline:

• 1183 in FY2007*

Benchmark:

• 118 in 2010, a 90% reduction and a savings of 195 staff hours and \$937 in postage.

Outcome:

To be determined in 2010

* 2007 used for baseline as the number in 2008 was reduced due to the other MTW activity of biennial reexaminations

40% Maximum Family Share Expanded to Ongoing Tenancy

Description of Activity

The MTW activity expands the current 40% maximum family share at initial occupancy to ongoing tenancy in the HCV program. If, after moving into a unit, a subsequent reexamination results in the family share of the rent and utilities exceeding 40% of their adjusted monthly income they are notified that they must remedy the situation within 12 months. They must either increase their adjusted income enough to drop back below 40%, join a VHA approved self-sufficiency program, or relocate to a less expensive rental. After receiving numerous public comments during the planning process, the policy was modified to exempt families who were above the maximum family share prior to August 10, 2009 as long as they remain in the same rental unit.

Current Status

Although the policy was implemented immediately following HUD approval of the FY 2009 Plan Amendment, no families have been impacted yet as many are exempt and those that are not will have up to 12 months before the requirements are imposed. This activity also allows for an exemption under the VHA hardship policy. No requests for an exemption have been received or are expected until later in 2010.

Impact on Statutory Objective

The activity will provide incentive for participants to join self-sufficiency programs, as well as incentive for others to increase or maintain income in order to retain a higher price rental unit. A second metric has been added since the proposal in the FY 2009 Plan Amendment. In addition to monitoring overall rent burden we will measure the number joining self-sufficiency programs after receiving notice that they exceed the maximum family share. Note that the relatively high number currently over the maximum is primarily due to a previous MTW policy that allowed it even at initial occupancy.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: September 1, 2009

Primary Statutory Objective: Provide Incentive toward Economic Self-Sufficiency

Authorization Cited: Section D.2.a. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 8(o)(3) of the 1937 Act and 24 C.F.R. 982.508

Metrics:

- Number of families choosing a self-sufficiency option
- Number paying more than 40% maximum family share

Baselines:

- zero
- 1047

Benchmarks:

- 5 by 12/31/2010
- 5% reduction annually (995 after first year)

Outcomes:

To be determined

Alternate Required Reexamination Schedule

Description of Activity

VHA is utilizing authority granted under the MTW agreement to waive the required annual reexamination for public housing and the Housing Choice Vouchers within the MTW ACC. Beginning with reexaminations effective January 1, 2008 and continuing through the 2009 reporting year, 50% of families receive a full review each year, the remaining 50% are contacted and required to complete a simple statement, but no change is made to their rent calculation unless their household composition has changed. The family may request an interim review if their income has decreased.

Current Status

In an amendment to the 2009 Plan VHA proposed several changes to this activity. Elderly and disabled families on fixed income will change to a required reexamination every three years. During years where a reexamination is not required the VHA will revise rent and housing assistance by applying current payment standards or utility allowances, and by applying the COLA published by the Social Security Administration. For households not considered elderly or disabled, or those that contain a work-able member in addition to the elderly or disabled member/s, an annual reexamination will be required. The primary reason this change was adopted was to provide any benefit to families from annual revisions to payment standard and utility allowance schedules while still retaining the cost reductions

Impact on Statutory Objective

This activity will result in considerable cost reductions through reduced staff time required for reexaminations. The metrics have been modified slightly from those described in the 2009 Plan to express the savings in work hours better. The benchmark of a 50% reduction in required reexaminations was not quite met because it did not take into account reexaminations required for moves and transfers. Nevertheless staff time devoted to this type of reexamination was reduced over 45%.

Plan Year Identified: FY 2007 Plan

Date Implemented: January 1, 2008

Primary Statutory Objective:
Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited:
Sections C. 4. and D. 1. c. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived:
Certain provisions of sections 3(a)(1), 3(a)(2) and 8(o)(5) of the 1937 Act and 24 C.F.R. 960.257 & 982.516

Metrics:

- Number of required re-exams assuming 3.39 hours of staff time required for each re-exam
- Number of interim re-exams

Baselines:

- 2349 required re-exams in 2007, representing 7963 hours of staff time
- 947 interim re-exams in 2007

Benchmarks:

- 50% reduction in required re-exams
- Interims will stay below 1184

Outcomes:

- 1268 required re-exams in 2009, requiring 4299 work hours, a savings of 3664 hours or 1.8 FTEs over 2007.
- 956 interim re-exams in 2009

Next Required Reexamination 12 Months after Interim

Description of Activity

This activity compliments the new schedule for required reexaminations described on the previous page. For those families who are not on the new three-year schedule for fixed income, the due date for their next required reexamination will be updated if they have an interim review. The effective date of their next required review will be 12 months after the effective date of the interim.

Current Status

This activity was proposed in the amendment to the 2009 Annual Plan along with the changes in the alternate reexamination schedule. It was implemented in public housing and for the HCV program within MTW for any interim reexamination completed after October 1, 2009.

Impact on Statutory Objective

Providing for a 12 month period after a family requests an interim (typically due to reduction in their income) results in fewer overall reexaminations and gives the family a longer period before another change that might increase their rent. Reducing the number of reexaminations required to be completed each year results in greater efficiency and reduced costs. This activity helps mitigate any possible increase caused by the return to an annual schedule for some families.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: October 1, 2009

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Sections C. 4. and D. 1. c. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of sections 3(a)(1), 3(a)(2) and 8(o)(5) of the 1937 Act and 24 C.F.R. 960.257 & 982.516

Metrics:

- Number of required re-exams assuming 3.39 hours of staff time required for each re-exam
- Number of interim re-exams

Baselines:

- 1268 required re-exams in 2009, representing 4299 hours of staff time
- 956 interim re-exams in 2009

Benchmark:

- A reduction of 200 in the number of required and interim re-exams (for a total of 2024) saving 678 hours in staffing for 2010

Outcome:

To be determined in 2010

Owners Restricted to Annual Rent Increases

Description of Activity

In addition to the current regulatory restriction that requires the initial term of a HCV lease to be one-year and does not allow the owner to increase the rent during that year, this MTW policy will restrict subsequent rent increases to no more than one per year. This policy came about due to a small number of owners on the program requesting rent increases as frequently as every 4 or 5 months after the first year of tenancy.

Current Status

The policy was implemented on September 1, 2009 shortly after HUD approval of the FY 2009 Annual Plan. Now, in addition to determining if the contract rent proposed in a request for a rent increase meets the rent reasonable standards, VHA staff will also insure that it is at least 12 months since the last approved increase.

Impact on Statutory Objective

This activity increases efficiency and reduces costs by freeing up some of the staff time previously devoted to approving rent increases and the associated data entry and communication with owners and tenants. The amount of savings in staff time will be relatively modest, but this policy will provide relief to some participants where the rent increases impacted their share of the rent.

Metrics will be the number of 50058 actions completed solely for changes in the contract rent. It is possible, but unlikely, that some owners will choose to limit their participation in the HCV program due to this policy, so overall owner participation will also be monitored. Like other MTW activities that were approved and implemented in late 2009, outcomes will not be determined until the VHA FY 2010 MTW Annual Report.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: September 1, 2009

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Section D.2.a. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 8(o)(7) of the 1937 Act and 24 C.F.R. 982.308 and 982.451

Metrics:

- Number of rent increase actions
- Number of active owners

Baselines:

- 495 in 2008
- 864 active owners

Benchmarks:

- A 10% reduction to 445
- No change attributable to this activity

Outcomes:

To be determined in 2010

Renter Education Required for Applicants

Description of Activity

Applicants are required to complete a six week course in tenant education prior to being housed in the public housing or HCV programs. The course, titled Excellent Renting, is offered by a local non-profit that VHA has contracted with to provide this service. The course covers topics including money management and credit, landlord/tenant rights and responsibilities, how to be a good renter, and how to find landlords that will rent to you. Applicants who complete the course receive a certificate of completion that is recognized by many landlords in the community and can substitute for good credit and references in tenant screening policies.

Current Status

The activity was implemented on September 1, 2009 shortly after HUD approval of the FY 2009 Annual Plan. Applicants on the waiting lists for both public housing and the HCV program are notified when the VHA estimates they are about six months away from being offered a unit or a voucher.

Impact on Statutory Objective

This activity will increase housing choice for HCV participants by increasing both their options and chances when locating a rental unit after being issued a voucher. The activity will also increase self-sufficiency for both HCV and public housing residents through the money management and budgeting components of the training. Although we believe this initiative will have a significant impact, measuring that impact will be a challenge. We already have a number of anecdotal accounts from participants stating how much the class helped them. More objective measurements will include the percentage of new voucher holders that lease a unit, the average time they take from voucher issuance to leasing the unit, and the number of negative program exits. Negative program exits in public housing include all evictions and skips, in the HCV program all terminations due to violations (including eviction by the owner) and movers unable to locate new housing.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: September 1, 2009

Primary Statutory Objective: Increase Housing Choice for Low-Income Households

Authorization Cited: Sections C. 2. and D. 4. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of sections 3 and 8(o)(6) of the 1937 Act and 24 C.F.R. 960.202 & 982.305

Metrics:

- HCV success rate
- HCV days to lease
- Negative program exits in PH & HCV

Baselines:

- 87% (average of 2006-2008)
- 45 days (average of 2006-2008)
- 23 PH, 63 HCV (average of 2006-2008)

Benchmarks:

- 2 point increase to 89%
- 10% reduction to 40 days
- 10% reduction to 21 & 57

Outcomes:

To be determined in 2010

Separate Waiting List for Assisted Living Facility

Description of Activity

In the Public Housing Program VHA maintains both a general community-wide waiting list and several site-based lists where appropriate. Additional, there is a waiting list specifically for units within the Van Vista Property that are designated for residents who require the offered assisted living services. Utilizing the flexibility authorized under MTW to design a waiting list system allows the VHA to provide access to public housing to a population that is not typically served.

Current Status

The waiting list for assisted living for implemented in August 2009. As of the end of the year there were 43 applicants on the list for the 60 units within the Van Vista property designated for assisted living.

Impact on Statutory Objective

This activity is an important part of the VHA’s assisted living facility at Van Vista. It allows VHA to offer assisted living within public housing and in turn increases housing choice for low-income households who need assisted living services. The metrics for this activity are simply the number of applicants on the waiting list.

This demonstrates the need for this housing option for this population that could not be served by public housing otherwise.

Plan Year Identified: FY 2009 Plan Amendment

Date Implemented: August 25, 2009

Primary Statutory Objective: Increase Housing Choice for Low-Income Households

Authorization Cited: Section C. 1. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 6(r) of the 1937 Act and 24 C.F.R. 903.7

Metric: • Number of Applicants	Baseline: • Zero	Benchmark: • Enough applicants to fill vacancies in the assisted living facility	Outcome: • 43 applicants as of 12/31/2009
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Alternative HCV Homeownership Program

Description of Activity

VHA offers the monthly assistance homeownership option under the Housing Choice Voucher program. Partnering with Columbia Non-Profit's First Time Home Loan program and the Community Housing Resource Center, the option provides an incentive to families receiving Tenant-Based Voucher assistance to increase their earning potential and self-sufficiency as they move toward expanded housing choices through home ownership.

VHA uses MTW authority to reduce the maximum term of homeownership assistance to ten years if the initial mortgage is 20 years or longer and seven years in other cases.

Current Status

The homeownership option was approved in 2008. Since that time the VHA has done outreach to families in the HCV and public housing programs who may be eligible and has provided counseling to a number of families, several of whom are currently engaged in searching for homeownership opportunities. Unfortunately, due to current economic and local housing market conditions, we have not had a successful close occur yet on a homeownership option.

Impact on Statutory Objective

The MTW component of the VHA HCV homeownership program is the shorter term of assistance. The anticipated impact is that families in the program will be motivated to increase their income and be able to retain their home after the assistance ends. To that end the metrics have been revised somewhat since first described in the FY 2009 Annual Plan. Family income will be tracked and the benchmark will be that incomes increase annually by at least 5%. In addition, families will be expected to be able to retain their home at the end of the period of assistance. Due to the nature of this activity, outcomes under this metric will not be seen for many years.

Plan Year Identified: FY 2008 Plan

Date Implemented: May 28, 2008

Primary Statutory Objective: Provide Incentive toward Economic Self-Sufficiency

Authorization Cited: Section D. 8. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of sections 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643

Metrics:

- Family Income
- Rate of home retention

Baselines:

- Income at home purchase
- Number reaching maximum term

Benchmarks:

- 5% annual increase in income
- 75% retaining home after maximum term

Outcomes:

To be determined

Alternative Determination of Reasonable Rents

Description of Activity

VHA has used an alternate method of determining reasonable rents in the HCV program since 2006. When first proposed the activity included an individual assessment of the rental unit as to location, age, size, type, quality, amenities etc. and compared that assessment to a range base on the HUD published Fair Market Rent. Later, as more data regarding the local rental market became available through online advertising and other sources the comparisons changes to a unit to market model.

Current Status

This activity was phased out in 2009 due to the availability of a web-based system that offered even more efficiency without the need for MTW authorization. VHA implemented the Go Section 8 product beginning in September 2009.

Impact on Statutory Objective

This activity was developed and implemented prior to the Amended and Restated MTW Agreement and the requirements of Attachment B. Accordingly, no baselines or benchmarks were determined prior to implementation and objective measurements of exactly how much efficiency and cost reduction resulted are no longer possible.

We do know the activity eliminated the need to maintain a library of comparable units for use in rent reasonable determinations. This resulted in a savings in staff time estimated at 200 hours per year. The activity enabled other efficiencies as well since the comparable data was now available on a simple form and the inspectors were not tied to the office and the set of binders that made up the library of comparable units to complete their determinations. Now most local owners of rental properties are listing their units on the internet and technology has advanced to the point where the database of comparable properties is maintained automatically by the Go Section 8 web application allowing VHA to drop this activity while achieving even more efficiency.

Plan Year Identified: FY 2006 Plan

Date Implemented: March 1, 2006

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Section D. 2. c. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 8(o)(10) of the 1937 Act and 24 C.F.R. 982.507

Metrics:

- Savings in staff time

Baseline:

- none available

Benchmark:

- None set

Outcome:

Not applicable, activity ended

Project-Based Vouchers Tied to Services

Description of Activity

VHA is using the ability to project-base Housing Choice Vouchers and the flexibility provided by MTW together with community partners to provide housing assistance tied to case management and other services. MTW allows the VHA to waive the bidding process for VHA owned units, and enables us to offer the rental units along with the needed subsidy to the partnering agency. Tenant selection may be done by the partner so that appropriate clients they have already identified can be readily served. The partnering agency may also place time limits on assistance and the availability of a tenant based voucher after one-year is also eliminated. The partnering agencies and the VHA enter into a Memorandum of Understanding (MOU) that details the responsibilities of both parties.

Current Status

By the end of 2009 VHA had entered into MOUs with 6 community partners to provide 50 project-based units of housing tied to services. Several more projects were in the planning stage and VHA eventually plans to have up to 200 project-based vouchers in the program.

Impact on Statutory Objective

The program increases housing choice by making a housing subsidy quickly available to low-income families in crisis or otherwise identified for services by a partnering agency. In addition incentive toward financial self-sufficiency is provided through the case management services and the time limit on assistance. Metrics for this activity include the number of units made available for the low-income families not previously served and whether those families increase their incomes and meet case management goals set by the partnering agencies. The first families leased-up in early 2009, so their income and case management results will not be known until sometime in 2010.

Plan Year Identified: FY 2008 Plan

Date Implemented: May 28, 2008

Primary Statutory Objective: Increase Housing Choice for Low-Income Households

Authorization Cited: Sections D. 2.d., D. 4. and D.7. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of sections 8(o)(13)(F)-(J) of the 1937 Act and 24 C.F.R. 983 subparts B, E and F.

Metrics:

- Number of project-based units
- Number of families meeting case management goals
- Increase in family Income & rent

Baselines:

- zero
- zero
- Family income at lease-up

Benchmarks:

- 50
- At least 50% of families having met goals when they exit program
- Family Income increased by 50% by the time they leave program

Outcomes:

- Goal met in 2009
- To be determined in 2010
- To be determined in 2010

No Flat Rent Option in Public Housing

Description of Activity

VHA's initial program utilizing the MTW demonstration was to implement time limits and a mandatory self-sufficiency program. This was intended in part to turnover badly needed subsidized housing units and create more opportunities for applicants on the waiting list. When the flat rent option was introduced under the Quality Housing and Work Responsibility Act (QHWRA) VHA determined that it would be counter to VHA's goals and it was decided to not implement flat rents. Instead VHA continues to use ceiling rents and to limit occupancy for residents at ceiling rent to one-year. Retaining higher income residents in public housing projects makes sense for some communities, but in Clark County, with our long waiting lists and the stock of tax-credit housing, it makes more sense to require higher income residents to move on.

Current Status

This activity was inadvertently left out of the VHA FY 2009 Annual Plan. The 2009 Plan was the first plan completed under the new format and this activity had grown so routine it was not initially recognized as a MTW activity. Once it was determined to be a MTW activity, VHA reevaluated whether to continue the practice and if so, to determine the metrics for measuring the impact.

Impact on Statutory Objective

This activity provides some administrative savings through the elimination of the need to offer the flat rent option to all residents each year and the associated notifications, communication and documentation. More importantly however, it encourages residents who have attained higher incomes to move to private housing and create vacancies for applicants. Beginning in 2010, VHA will begin to measure the number of public housing residents at ceiling rent and the number who vacate due to ceiling rent and/or the time limit for those at ceiling rent. This will provide information about the number of new housing opportunities created for low-income households on the waiting list.

Plan Year Identified: 1999 MTW Agreement

Date Implemented: April 1, 1999

Primary Statutory Objective: Increase Housing Choice for Low-Income Households

Authorization Cited: Section C. 11. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 3(a)(2) of the 1937 Act and 24 C.F.R. 960.253

Metrics:

- Number of families at ceiling rent
- Number of exits due to ceiling rent

Baseline:

- zero
- zero

Benchmark:

- 10
- 5 annually

Outcome:

To be determined after 2010

No Earned Income Disallowance in Public Housing

Description of Activity

As in the case of the flat rent policy, this activity began when the VHA chose to use authorization under the MTW demonstration to not implement an element of the Quality Housing and Work Responsibility Act. In VHA's earlier MTW self-sufficiency program all families with new earned income were able to have that income apply toward an escrow account. If the newly earned income had been disallowed, then it would not have contributed to the escrow account. It was decided that building an asset was a more effective tool for eventual self-sufficiency than a temporary disallowance of income. The mandatory program no longer exists, but VHA still offers an escrow account through the public housing FSS program.

Current Status

This activity was also unintentionally left out of the description of ongoing MTW activities in the VHA FY 2009 MTW Annual Plan. In 2009 VHA reevaluated whether to continue this activity and decided that the cost savings achieved by not disallowing first time earned income outweighed any possible benefit of providing incentive toward self-sufficiency.

Impact on Statutory Objective

Measuring the impact of this activity will be challenging as VHA does not have any baseline data regarding the cost of providing an earned income disallowance. Beginning in 2010 VHA will record all cases where an eligibility action would have resulted in disallowance under the conventional rule. This will eventually provide us with a basis for a determination of the cost savings by imputing the average time consumed in tracking and conducting additional reexaminations due to disallowances.

Plan Year Identified: 1999 MTW Agreement

Date Implemented: April 1, 1999

Primary Statutory Objective: Achieve Programmatic Efficiency and Reduce Costs

Authorization Cited: Section C. 11. of Attachment C of the MTW Agreement

Provision of Act or Regulation Waived: Certain provisions of section 3(a)(2) of the 1937 Act and 24 C.F.R. 960.255

Metrics:

- Number of actions that would have resulted in a disallowance

Baseline:

- zero

Benchmark:

- 5 annually

Outcome:

To be determined after 2010

Table Summarizing MTW Activity Metrics and Outcomes

TABLE 7
Summary of Ongoing MTW Activity

MTW Activity	Statutory Objective	Anticipated Impact	Metric	Baseline	Benchmark	Outcome	Authorization Cited	Hardship Information
Imputed TANF for voluntary grant closures	Incentive toward self-sufficiency	Remove disincentive to comply with TANF	Households with imputed TANF	Zero	75% reduction after 1 year	Appears to have little impact	Sections C. 11. & D. 2. of Attachment C	No hardship requests received in FY 2009
Assets less than \$5000 not verified	Efficiency and cost reduction	Reduce staff time spent on verification	<ul style="list-style-type: none"> Number of assets < \$5000 Number of assets > \$5000 	<ul style="list-style-type: none"> 3801 49 	<ul style="list-style-type: none"> 90% reduction Increase not to exceed 5% 	<ul style="list-style-type: none"> 2786 not verified 41 > \$5000 	Sections C. 4. & D. 3. B. of Attachment C	Not applicable
Alternate HCV HQS inspection schedule	Efficiency and cost reduction	Reduce staff time spent on inspections	Number of inspections done annually	3398	Below 2378	Not available until 2010 Report	Section D. 5. of Attachment C	Not applicable
Investing in State permitted instruments	Efficiency and cost reduction	Increased return on investments	Interest Rate	1.5%	1 point increase	1.5% - no impact	Section B. 5. of Attachment C	Not applicable
Simplified HCV utility allowance schedule	Incentive toward self-sufficiency	Participants will chose energy efficient units	<ul style="list-style-type: none"> Percent units built before 1980 Percent single-family units 	<ul style="list-style-type: none"> 59.60% 25.02% 	<ul style="list-style-type: none"> 65% after 2 years 23% after 2 years 	Not available until 2011 Report	Section D. 2. a. of Attachment C	No hardship requests received in FY 2009
Limited utility allowance payments	Incentive toward self-sufficiency	Increased participation in self-sufficiency program	<ul style="list-style-type: none"> Number receiving UAP Number with stopped UAP Number of UAP in self-sufficiency 	<ul style="list-style-type: none"> 127 0 1 	<ul style="list-style-type: none"> 95, a 25% reduction 32 10 	Not available until FY 2010 Report	Sections C. 11. & D. 2. of Attachment C	No hardship requests received in FY 2009
Replacement of medical expense deduction	Efficiency and cost reduction	Reduce staff time spent on verification	Number of medical verifications	1183	118, a 90% reduction	Not available until FY 2010 Report	Sections C. 11. & D. 2. of Attachment C	No hardship requests received in FY 2009
40% maximum family share for ongoing tenancy in HCV	Incentive toward self-sufficiency	Increased participation in self-sufficiency program	<ul style="list-style-type: none"> Number over 40% in self-sufficiency Number over 40% 	<ul style="list-style-type: none"> zero 1047 	<ul style="list-style-type: none"> 5 by 12/31/2010 995, a 5% reduction 	Not available until FY 2010 Report	Section D. 2. a. of Attachment C	No hardship requests received in FY 2009
Alternate required reexamination schedule	Efficiency and cost reduction	Reduce staff time spent on reexamination	<ul style="list-style-type: none"> Number of required re-exams Number of interim re-exams 	<ul style="list-style-type: none"> 2349 947 	<ul style="list-style-type: none"> 50% reduction Interims will not go above 1184 	<ul style="list-style-type: none"> 1268 in FY2009 956 in FY 2009 	Sections C. 4. & D. 1. c. of Attachment C	Not applicable

TABLE 7 (continued from previous page)
Summary of Ongoing MTW Activity

MTW Activity	Statutory Objective	Anticipated Impact	Metric	Baseline	Benchmark	Outcome	Authorization Cited	Hardship Information
Next re-exam 12 months after interim	Efficiency and cost reduction	Reduce staff time spent on reexamination	<ul style="list-style-type: none"> Number of required re-exams Number of interim re-exams 	<ul style="list-style-type: none"> 1268 in 2009 956 in 2009 	<ul style="list-style-type: none"> Total re-exams reduced by 200 to 2024 	Not available until FY 2010 Report	Sections C. 4. & D. 1. c. of Attachment C	Not applicable
Owners in HCV restricted to annual increase	Efficiency and cost reduction	Reduce staff time spent on approvals	<ul style="list-style-type: none"> Number of rent increases Number owners 	<ul style="list-style-type: none"> 495 864 	<ul style="list-style-type: none"> 445, a 10% reduction No reduction 	Not available until FY 2010 Report	Section D. 2. a. of Attachment C	Not applicable
Renter education required for applicants	Increase housing choice	Improved leasing success and reduced evictions	<ul style="list-style-type: none"> HCV success rate HCV average days to lease Negative program exits 	<ul style="list-style-type: none"> 87% 45 days 23 PH & 63 HCV 	<ul style="list-style-type: none"> Increase to 89% 40days less than 21 PH and 57 HCV 	Not available until FY 2010 Report	Sections C. 2. & D. 4. of Attachment C	Not applicable
Separate waiting list for assisted living facility	Increase housing choice	Needed to house underserved population	Number of Applicants	Zero	Enough applicants to show need and fill vacancies	43 as of 12/31/2009	Section C. 1. of Attachment C	Not applicable
Alternative HCV homeownership program	Incentive toward self-sufficiency program	Increased family income and shorter term	<ul style="list-style-type: none"> Family income Retention rate 	<ul style="list-style-type: none"> Income at purchase Number on program 	<ul style="list-style-type: none"> 5% annual increase 75% retention after term 	Not likely known for several years	Section D. 8. of Attachment C	Not applicable
Alternative determination of reasonable rents	Efficiency and cost reduction	Reduce staff time spent on determinations	Staff time spend on determinations	None available	None	Not applicable, activity ended	Section D. 2. c. of Attachment C	Not applicable
Project based vouchers tied to services	Increase housing choice	Provide housing to an underserved population	<ul style="list-style-type: none"> Number of units Number families meeting goals Family Income 	<ul style="list-style-type: none"> Zero Zero Income at start 	<ul style="list-style-type: none"> 50 50% at exit Increase by 50% 	<ul style="list-style-type: none"> Goal met Available in 2010 Available in 2010 	Sections D. 2. D., D. 4. & D. 7. of Attachment C	Not applicable
No flat rent option in public housing	Increase housing choice	Increase turnover to provide housing to new families	<ul style="list-style-type: none"> Number at ceiling rent Exits due to ceiling rent 	<ul style="list-style-type: none"> Zero Zero 	<ul style="list-style-type: none"> 10 5 annually 	Not available until FY 2010 Report	Section C. 11. of Attachment C	Not applicable
No earned income disallowance in public housing	Efficiency and cost reduction	Reduce staff time tracking disallowances	Number that would have required EID	Zero	5 annually	Not available until FY 2010 Report	Section C. 11. of Attachment C	Not applicable

SECTION VII. SOURCES AND USES OF FUNDING

A. Planned vs. Actual Sources and Uses of MTW Funds

Table 8 shows the planned vs. actual sources and uses of the three funding streams that together make up the MTW single fund. There are no major differences between what was planned for in the VHA FY 2009 MTW Annual Plan and the actual sources and uses for the year. One variance, already noted in Section II was the capital expenditure for preparing the houses to be sold under the disposition plan. Other planned Capital fund planning did not sync up with the budget because Capital Fund Grant annual awards can be spent over a three year period, making it is difficult to estimate annual spending.

TABLE 8
Planned vs. Actual MTW Funds

Sources	Housing Choice Vouchers			Public Housing			Capital Fund			Total MTW		
	Actual	Planned	Variance	Actual	Planned	Variance	Actual	Planned	Variance	Actual	Planned	Variance
Rental Income	-	-	-	2,637,613	2,487,386	150,227	-	-	-	2,637,613	2,487,386	150,227
HUD and Other Grants	12,281,429	12,020,000	261,429	1,581,316	1,584,000	(2,684)	283,081	238,421	44,660	14,145,826	13,842,421	303,405
HUD Capital Grants	-	-	-	-	-	-	1,416,298	-	1,416,298	1,416,298	-	1,416,298
Other Revenue	278,191	432,635	(154,444)	401,173	454,032	(52,859)	-	-	-	679,364	886,667	(207,303)
Investment Income	47,057	130,000	(82,943)	42,952	14,630	28,322	-	-	-	90,008	144,630	(54,622)
Transfer from/to Reserves	(297,886)	-	(297,886)	-	-	-	-	-	-	(297,886)	-	(297,886)
Total	12,308,791	12,582,635	(273,844)	4,663,053	4,540,048	123,006	1,699,379	238,421	1,460,958	18,671,224	17,361,104	1,310,120
Uses												
Administrative Expenses	1,592,035	1,823,917	(231,882)	3,381,492	3,530,248	(148,756)	270,281	238,421	31,860	5,243,808	5,592,586	(348,778)
Maintenance	19,020	6,000	13,020	300,446	239,884	60,562	-	-	-	319,467	245,884	73,583
Utilities	-	-	-	389,942	360,671	29,271	-	-	-	389,942	360,671	29,271
Insurance and other Expenses	2,155	6,818	(4,663)	109,241	143,483	(34,242)	12,800	-	12,800	124,195	150,301	(26,106)
Housing Assistance Payments	10,824,917	10,900,000	(75,083)	-	-	-	-	-	-	10,824,917	10,900,000	(75,083)
Interest Expense	-	-	-	881	-	881	-	-	-	881	-	881
Principle Payment	-	-	-	1,033	1,033	(0)	-	-	-	1,033	1,033	(0)
Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Extraordinary Maintenance	9,995	20,000	(10,005)	4,373	-	4,373	-	-	-	14,368	20,000	(5,632)
Capital Improvements	78,039	-	78,039	31,249	-	31,249	1,416,189	-	1,416,189	1,525,477	-	1,525,477
Total	12,526,161	12,756,735	(230,574)	4,218,657	4,275,319	(56,662)	1,699,270	238,421	1,460,849	18,444,088	17,270,475	1,173,613
Difference	(217,370)	(174,100)	(43,270)	444,396	264,729	179,667	109	-	109	227,135	90,629	136,507

B. Planned vs. Actual Sources and Uses of State or Local Funds

Table 9 details sources and uses of funds for State and local activities. This consists primarily of the 2049 rental units of Workforce Housing owned by the VHA.

C. Planned vs. Actual Sources and Uses of the COCC

Table 10 shows funds under the Central Office Cost Center (COCC). For FY 2009 the COCC only included fees earned from Low Rent Public Housing operations and expenditures associated with those fees. We earned \$52,047 in income after all expenses paid.

TABLE 9
Planned vs. Actual State or Local Funds

Sources	Actual	Planned	Variance
Rental Income	15,639,838	16,026,416	(386,578)
HUD and Other Grants	523,983	590,493	(66,510)
HUD Capital Grants	-	-	-
Other Revenue	2,214,792	2,323,215	(108,423)
Investment Income	3,311,443	3,474,043	(162,600)
Transfer from/to Reserves	1,038,595	995,324	43,271
Total	22,728,651	23,409,491	(680,840)
Uses			
Administrative Expenses	6,159,017	6,407,799	(248,782)
Maintenance	1,939,546	1,748,141	191,405
Utilities	1,668,830	1,640,503	28,327
Insurance and other Expenses	1,239,039	1,247,819	(8,780)
Housing Assistance Payments	69,896	84,000	(14,104)
Interest Expense	8,432,173	8,427,057	5,116
Principle Payment	2,120,451	2,120,451	-
Replacement Reserves	662,676	662,676	-
Extraordinary Maintenance	497,301	1,110,318	(613,017)
Capital Improvements	359,312	-	359,312
Total	23,148,240	23,448,764	(300,524)
Difference	(419,589)	(39,273)	(380,316)

TABLE 10
Planned vs. Actual COCC Funds

Sources	Actual	Planned	Variance
Rental Income	-	-	-
HUD and Other Grants	1,659	-	1,659
HUD Capital Grants	-	-	-
Other Revenue	368,880	367,982	898
Investment Income	25,594	-	25,594
Transfer from/to Reserves	-	-	-
Total	396,133	367,982	28,151
Uses			
Administrative Expenses	344,086	352,306	(8,220)
Maintenance	-	-	-
Utilities	-	-	-
Insurance and other Expenses	-	-	-
Housing Assistance Payments	-	-	-
Interest Expense	-	-	-
Principle Payment	-	-	-
Replacement Reserves	-	-	-
Extraordinary Maintenance	-	-	-
Capital Improvements	-	-	-
Total	344,086	352,306	(8,220)
Difference	52,047	15,676	36,371

D. Cost Allocation or Fee-for-Service

No deviations were made from the 1937 Act to allocate costs.

E. Planned vs. Actual Use of Single-Fund Flexibility

The 2009 Plan noted that VHA primarily uses the funding flexibility available under MTW to increase resident services that promote self-sufficiency. For FY 2009 this consisted mainly of supporting the community center, which facilitates a number of activities, and supplementing the funding for FSS and ROSS programs. The community center is open to all VHA subsidized housing residents and offers activities for youth, families, seniors, and people with disabilities. This activities include the ROSS funded self-sufficiency programs, Smart Choices I & II, the STARS mentoring program, after school and summer programs for youth, a computer center, a family support program, Learn & Play for parents and children under age 5, and more. The Learning Avenue's McCoy Center provides childcare services on-site with priority going to VHA residents. Many of the activities offered at the center are funded primarily or in part by the MTW single fund. MTW funds also support the facility and the administration of the center.

Single-fund flexibility has also been used to develop VHA's self-sufficiency activities under a single umbrella known as the Work Opportunities Program. The single-fund pays for an additional lead FSS service coordinator, case management software, and a variety of additional services for participating families. In addition to these activities, funding flexibility was used to fund a consultant, Collaborative Group Dynamics, to do an analysis of the public housing residents and HCV participants and their readiness for self-sufficiency activities. From this analysis they produced a report with recommendations for current and future self-sufficiency programs offered by the VHA. Several of the MTW activities proposed in the VHA 2010 plan are based on those recommendations. The funds used under flexibility come primarily from the public housing capital fund and also a local self-sufficiency fund created with forfeited escrow under a previous MTW block grant formula.

F. Planned vs. Actual Reserve Balances

As provided in Attachment B of the MTW Agreement, VHA is opting not to report on reserve balances for 2009.

G. Actual Sources and Uses by AMP

VHA reorganized the Asset Management Projects (AMPS) within our public housing in 2009. Since the AMPS were changed in the middle of the fiscal year we unable to report by AMP. So, as provided in Attachment B of the MTW Agreement, VHA is opting not to report on sources and uses by AMP.

SECTION VIII. ADMINISTRATIVE

A. Correction or Elimination of Observed Deficiencies

VHA had no cited deficiencies requiring correction in FY 2009.

B. Agency Directed Evaluations

The VHA has no agency directed evaluations outside of the required elements in the Annual MTW Plan and Report.

C. Performance and Evaluation Report for Non-MTW Capital Fund Activities

Not applicable, the entire VHA public housing portfolio along with the capital fund is in the MTW block grant.

D. Agency Certification

The VHA certifies that it has met the three statutory requirements of:

- 1) Assuring that at least 75 percent of the families assisted by the Agency are very low-income families;
- 2) Continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- 3) Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.