

# MOVING TO WORK 2015 ANNUAL PLAN



Vancouver Housing Authority

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# Moving to Work 2015 Annual Plan

## VANCOUVER HOUSING AUTHORITY

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**Table of Contents**

Board of Commissioners ..... 1

Senior Staff..... 1

Prepared By:..... 1

**SECTION I: INTRODUCTION ..... 3**

The Vancouver Housing Authority .....3

Short and Long-Term MTW Goals and Objectives .....3

Amendment to the 2015 MTW Annual Plan .....4

**SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION ..... 5**

A. Housing Stock Information.....5

B. Leasing Information .....6

C. Waiting List Information.....7

**SECTION III: PROPOSED MTW ACTIVITIES..... 8**

Activity 2015-01: Rent Buy-Down Local Subsidy Program.....8

Activity 2015-02: 33% Household Share Rent Reform ..... 10

Activity 2007-02: Alternate Required Reexamination Schedule ..... 12

**SECTION VI: APPROVED MTW ACTIVITIES..... 14**

A. Implemented Activities ..... 14

B. Not Yet Implemented Activities ..... 47

C. Activities on Hold ..... 51

D. Closed Out Activities..... 51

**SECTION V: SOURCES AND USES OF FUNDS ..... 53**

A. Sources and Uses of MTW Funds ..... 53

B. Local Asset Management Plan..... 54

**SECTION VI: ADMINISTRATIVE ..... 55**

A. Resolution Adopting the Annual Plan Certification of Compliance ..... 55

B. Public Process..... 55

C. Agency Directed Evaluations..... 55

D. Annual Statement/Performance and Evaluation Report..... 55

## SECTION I: INTRODUCTION

### The Vancouver Housing Authority

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 order to fulfill that mission the VHA owns and manages numerous low-income housing projects and operates several of subsidized housing programs. Foremost among these are the Section 8 Housing Choice Voucher program and the Public Housing program. The VHA contracts with the Department of Housing and Urban Development (HUD) to operate these programs in Clark County Washington.

Starting in 1999 the VHA was selected by HUD to participant in a new demonstration program named Moving to Work. This program provides the VHA the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing Public Housing and Housing Choice Voucher rules and more flexibility with how they use their Federal funds.

#### ***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***

Initiatives developed and approved under the MTW demonstration that utilize authorization under the terms of the MTW Agreement require approval from HUD and are known as MTW Activities. Each year the VHA writes and provides for public comment an annual plan that describes ongoing and new activities that use MTW flexibility. After consideration of public comments the final plan is approved by the VHA Board of Commissioners and is submitted to HUD for final approval. The content and format of this plan is mandated by HUD and is described in an attachment to the Moving to Work Agreement. The attachment is periodically updated and this 2015 Annual MTW Plan conforms to the latest requirements.

### Short and Long-Term MTW Goals and Objectives

Each year the VHA Board and agency staff review and restate the strategic plan for the agency. The strategic plan identifies five key areas within which our specific goals and strategies fall. These areas are Housing Access, Resident Services, Portfolio Management, Fiscal Stability, and Operations:

- VHA goals for increasing housing access include developing new affordable housing, increasing housing options through partnerships and innovative programming, and providing housing for under-served populations and those with special needs.
- Long-term goals around resident services include expanding work readiness and employment support program availability, expanding linkages with community social and educational partners to encourage school success and investigating programming that supports independence of seniors and other vulnerable adults.
- Portfolio Management goals include increasing VHA's capital funding flexibility to allow for fiscally sound property improvements and enhancing our ability to secure private funding.
- Long-term goals for fiscal stability include exploring ways to increase revenue, reducing development cost and managing revenue and expenses to ensure the agency maintains long term fiscal stability.
- Operations goals are to encourage an innovative and effective workforce and ensure that employment law and Human Resources best practice compliances are being met.

This Plan introduces VHA's short-term goals for 2015 that are specific to MTW. These goals include a new Public Housing project for the under-served chronically homeless population, a new MTW activity that will increase the local supply of affordable housing, the completion of a newly constructed mixed income apartment community, a change to the way housing assistance is calculated that will provide additional funds to increase the number of very low-income households we serve, and a change in a MTW activity that will result in reduced administrative cost.

### Amendment to the 2015 MTW Annual Plan

VHA is proposing to amend our 2015 MTW Annual Plan because we are planning a new housing project and we need to make several other changes:

Section II A. of the Plan has been amended to include 25 new units of Public Housing for Caples Terrace, a proposed 25 unit project to be located on the site formerly occupied by the VHA offices at Skyline Crest. The project would be designated for low-income residents, low-income youth transitioning from foster care and/or homeless. Preferences may also include other special needs populations. Caples Terrace may alternatively utilize some or all Project-Based Vouchers, and accordingly the project appears in that table as well. We are also changing Lincoln Place from 30 units of new Public Housing to 30 units of Project Based Vouchers.

In addition to these new projects, VHA plans to revise MTW Activity #2014-06 that caps the number of Project-Based Vouchers in a building from 50% to 100%. This change will allow projects such as Caples Terrace to be developed. We are also revising MTW Activity #2015-02 the rent reform that changes the minimum family share from 30% to 33% to also include a change in the maximum family share from 40% to 50%.

SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
TBD Caples Terrace	12	9	4	0	0	0	0	25	General	5	20
<b>Total Public Housing Units to be Added</b>								<b>25</b>			

\* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other  
 If Other, please describe:

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev.#/AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
WA008000511 Skyline Crest	150	In order to meet future capital needs VHA has submitted applications for HUD approval under the Section 18 Disposition, Voluntary Conversion and the RAD Demonstration. VHA anticipates receiving HUD approval in 2014 and the effective date of removal to occur in 2015. Currently it is anticipated that 90 units will be converted under disposition to PBV, 48 units will be converted under RAD to RAD PBV, and 12 units of RAD PBV assistance will be transferred to another location.
<b>Total Number of Units to be Removed</b>	<b>150</b>	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year		
Property Name	Anticipated Number of New Vouchers to be Project-Based	Description of Project
Lincoln Place	30	Lincoln Place will contain 30 units for chronically homeless persons with services provided under a housing first model.
Skyline Crest	138	A 150 unit Public Housing Project that VHA anticipates will be converted to 138 PBV under a combination of RAD and Section 18.
Mill Creek	12	12 RAD PBV assistance transferred from Skyline conversion. VHA will be using authority under MTW to set initial contract rents.
TDB	60	VHA plans to publish an RPF seeking projects where the addition of a small number of PBV will be critical for the project's success.
<b>Anticipated Total New Vouchers to be Project-Based</b>	<b>240</b>	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year
		<b>616*</b>
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		<b>521</b>

\* VHA estimates that 212 of these anticipated PBV units will be funded under RAD and therefore not be counted toward VHA's 20% PBV cap.

**Other Changes to Housing Stock During the Fiscal Year**

VHA does not anticipate any changes to housing stock other than those described in the previous tables.

**General Description of All Planned Capital Fund Expenditures During the Plan Year**

\$361,000 in capital funds has been obligated for capital reserves that will be required under conversion plans for Skyline Crest. \$100,000 is committed towards demolition of units to prepare for the Boys and Girls Club and new VHA community center at Skyline Crest. \$300,000 will be used to upgrade four units at Skyline Crest to be fully wheelchair accessible. Salaries, management fees, and architect/engineering costs will also be paid from capital fund.

**B. Leasing Information**

**Planned Number of Households Served at the End of the Fiscal the Fiscal Year**

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	0	0
Federal MTW Voucher (HCV) Units to be Leased	2125	25500
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	60	720
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	20	240
<b>Total Households Projected to be Served</b>	<b>2205</b>	<b>26460</b>

\* Calculated by dividing the planned number of unit months occupied/leased by 12.

\*\* In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

\*\*\*Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

**Reporting Compliance with Statutory MTW Requirements**

VHA is currently in compliance with required statutory MTW requirements.

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions	
<b>Housing Program</b>	<b>Description of Anticipated Leasing Issues and Possible Solutions</b>
Housing Choice Vouchers	VHA anticipates that the current tight rental market will continue into 2015 making finding an available rental unit more challenging for voucher holders. The situation should begin improving as newly constructed properties come online. In addition VHA will consider market conditions when setting payment standards and voucher extension policies.
Public Housing Program	VHA does not anticipate any leasing issues in Public Housing in 2015 other than an increase in vacancy rates as units are vacated under the relocation plan for rehabilitation and conversion actions at Skyline Crest.
Local Non-Traditional Units	VHA anticipates that the local market will also affect this program and has contracted with a local agency to provide counseling and assistance to families in the School Stability Subsidy Program in maintaining existing or locating new housing to lease.

### C. Waiting List Information

Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s)*	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW HCV Program	Community-Wide	578	Partially Open	No
Federal MTW HCV Program (PBV)	Site-Based (Camas Ridge)	55	Closed	No
Federal MTW HCV Program (PBV)	Site-Based (Van Vista)	125	Closed	No
Federal MTW HCV Program (PBV)	Site-Based (Vista Court)	275	Closed	No
Federal MTW HCV Program (PBV)	Site-Based (RAD-VHA Apts)	900	Closed	No
Federal MTW HCV Program (PBV)	Site-Based (RAD-Arbor Rdg)	100	Open	NA
Federal MTW Public Housing Units	Site-Based (Skyline)	400	Partially Open	No

\* Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

\*\* Select Wait List Types: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

\*\*\* For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

The community- wide HCV program list is partially open for applicants who qualify for two local preferences: Public Housing residents who qualify for HOV program and residents displaced by VHA under disposition or condemnation actions.

The site-based Public Housing waiting list is partially open for applicants who qualify for two local preferences: participants in the CHASE program and residents displaced by VHA under disposition or condemnation actions.

If Local, Non-Traditional Program, please describe:

NA

If Other Wait List Type, please describe:

NA

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

Anticipating conversion of Skyline occurs in 2015, the current Public Housing site-based list for that property will be converted to a site-based HCV PBV list retaining the current local preferences and the current applicants will retain their relative positions on the list.

**SECTION III: PROPOSED MTW ACTIVITIES**

VHA is proposing two new MTW activities for the 2015 plan year: a new activity using MTW authority to use funding flexibility to fund a housing subsidy program outside of Section 8 and Section 9 of the 1937 Housing Act and a new rent reform activity that will result in significant costs savings that will be directed toward serving more households. In addition, we are planning a significant change to an existing MTW activity that will result in an impact to some participant’s rent and are therefore re-proposing this activity.

**Activity 2015-01: Rent Buy-Down Local Subsidy Program**

**Description**

This proposed activity is for the VHA to create a local program that will “buy-down” rents at a market rate apartment property (not subsidized or receiving tax credits) so that the units become affordable for, and only available to, households at or below 50% of the Area Median Income (AMI). If selected an owner would receive funds from the VHA to offset the amount the project would require to reduce apartment rents to reach the affordable level. To be considered affordable the bought-down gross rents will be calculated by taking 33% of an income equal to 45% of AMI assuming 1.5 persons per bedroom. The current VHA S8 MTW Utility Allowance(UA) will deducted from the gross rent to determine the final bought-down rent for any units where the tenant is responsible for at least the utility providing the heat for the unit. Based on current AMI and UA the rent would be as follows:

<i>Proposed VHA Buy-Down Subsidy Rents</i>					
<b>Studio</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>	<b>Four Bedroom</b>	<b>Five Bedroom</b>
\$543	\$572	\$683	\$787	\$747	\$814

Participating owners would experience higher occupancy and demand for their units and very-low income households would have more affordable units available in the community. The selected owner/s would enter into a contract with a minimum term of two years and be required to determine and verify household income eligibility and perform inspections to certify Housing Quality Standards (HQS). VHA will annually select units for audit to verify income eligibility and HQS. Owners would also be required to certify their compliance with all applicable civil rights laws and regulations. Owners will be required to give a minimum of 90 days notice to tenants if they are not renewing a contract. In this even the VHA will provide relocation education and referral to other affordable housing sites.

Owners will be selected through a competitive RFP process. Consideration for selection will be given to the current rents, condition and location of the proposed project, and the owner’s willingness to negotiate more inclusive screening criteria for low-income applicants. The selected property/s will be required to notify both VHA and the Housing Solutions Center of any anticipated vacancies that that they may refer applicants. For 2015 VHA will budget \$180,000 for this activity. The number of units this will fund will depend on the rents and sizes of the selected units but the total number will be limited to 100 units.

**Relation to Statutory Objectives**

This proposed activity will increase housing choice for low-income families.

**Impact on Statutory Objectives**

VHA anticipates this activity will result in an increase in the number of available rental housing for very low-income households. The following chart shows the anticipated rent burdens for households renting a unit under this program based on household incomes at various percentages of AMI. It demonstrates that depending on

family and bedroom size many very low-income households in income bands as low as 33% of AMI could benefit.

<b>Percent of Income Paid for Buy-Down Unit plus S8 UA by Percent of AMI</b>										
Persons in Household:	1	2	3	4	5	6	7	8	9	10
Bedroom Size of Unit Rented:	1	1	2	2	3	3	4	4	5	5
Unit Rent Bought Down to:	\$572	\$572	\$683	\$683	\$787	\$787	\$747	\$747	\$814	\$814
Household Income at 50% AMI	33%	29%	30%	27%	29%	27%	28%	26%	27%	26%
Household Income at 49% AMI	34%	29%	30%	27%	29%	27%	28%	27%	28%	26%
Household Income at 48% AMI	34%	30%	31%	28%	30%	28%	29%	27%	28%	27%
Household Income at 47% AMI	35%	31%	32%	28%	30%	28%	30%	28%	29%	27%
Household Income at 46% AMI	36%	31%	32%	29%	31%	29%	30%	28%	30%	28%
Household Income at 45% AMI	37%	32%	33%	30%	32%	30%	31%	29%	30%	29%
Household Income at 44% AMI	37%	33%	34%	30%	32%	30%	32%	30%	31%	29%
Household Income at 43% AMI	38%	34%	35%	31%	33%	31%	32%	30%	32%	30%
Household Income at 42% AMI	39%	34%	35%	32%	34%	32%	33%	31%	32%	31%
Household Income at 41% AMI	40%	35%	36%	33%	35%	32%	34%	32%	33%	31%
Household Income at 40% AMI	41%	36%	37%	33%	36%	33%	35%	33%	34%	32%
Household Income at 39% AMI	42%	37%	38%	34%	37%	34%	36%	33%	35%	33%
Household Income at 38% AMI	43%	38%	39%	35%	38%	35%	37%	34%	36%	34%
Household Income at 37% AMI	45%	39%	40%	36%	39%	36%	38%	35%	37%	35%
Household Income at 36% AMI	46%	40%	41%	37%	40%	37%	39%	36%	38%	36%
Household Income at 35% AMI	47%	41%	42%	38%	41%	38%	40%	37%	39%	37%
Household Income at 34% AMI	49%	42%	44%	39%	42%	39%	41%	38%	40%	38%
Household Income at 33% AMI	50%	44%	45%	41%	43%	40%	42%	40%	41%	39%
Household Income at 32% AMI	52%	45%	46%	42%	45%	42%	43%	41%	42%	40%
Household Income at 31% AMI	53%	47%	48%	43%	46%	43%	45%	42%	44%	41%
Household Income at 30% AMI	55%	48%	49%	45%	48%	44%	46%	43%	45%	43%
Household Income at 29% AMI	57%	50%	51%	46%	49%	46%	48%	45%	47%	44%
Household Income at 28% AMI	59%	51%	53%	48%	51%	47%	50%	47%	49%	46%
Household Income at 27% AMI	61%	53%	55%	50%	53%	49%	51%	48%	50%	48%
Household Income at 26% AMI	63%	55%	57%	51%	55%	51%	53%	50%	52%	49%
Household Income at 25% AMI	66%	58%	59%	53%	57%	53%	56%	52%	54%	51%

**Metrics and Data Collection**

Metrics will include the following Standard HUD Metric for activities impacting the housing choice objective:

<b>HC #1: Additional Units of Housing Made Available</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 50% AMI as a result of the activity.	Housing units of this type prior to implementation of the activity (zero).	Expected housing units of this type after implementation of the activity (100).	Actual housing units of this type after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>HC #5: Increase in Resident Mobility</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (TBD).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

## Authorizations

This activity is authorized under the Use of Funds Amendment to Attachment D of the Amended and Restated MTW Agreement. This authorization is required because this rental subsidy program is outside of Section 8 and Section 9 of the 1937 Housing Act. In addition VHA will comply with the requirements in PIH Notice 2011-45, Parameters for Local Non-Traditional Activities under the Moving to Work Demonstration Program.

## Activity 2015-02: 33% Household Share Rent Reform

### Description

This proposed activity is to increase the percentage of adjusted income used to calculate tenant rent and housing assistance from 30% to 33%. Under the HCV program 33% of the household's monthly adjusted income would be deducted from the lesser of the gross rent or the payment standard to determine the Housing Assistance Payment (HAP). Under Public Housing the Utility Allowance (UA) would be subtracted from 33% of the household's monthly adjusted income to determine tenant rent.

VHA will also allow households to have a family share of up to 50% of the family's adjusted monthly income at initial occupancy. This change will offset the reduction in dollars in the 40% maximum family share that occurs with the decrease in HAP resulting from the change to using 33% of monthly adjusted income. For example a family with an annual income of \$12,000 might have a TTP of \$300 using 30% of income. Combined with a payment standard of \$1000 the family is unable to rent a unit if the gross rent is above \$1100 (1000 minus 300 equals 700 HAP plus 400 maximum family share equals 1100). Using 33% of income the same family now has a TTP of \$330 and now cannot rent a unit above \$1070 (1000 minus 330 equals 670 HAP plus 400 maximum family share equals 1070). The change to 33% is a cost savings initiative and is not intended to decrease housing choice so an increase in the maximum family share is included in this activity.

VHA plans to earmark the savings from this activity and use the funds to either expand the HCV program or fund an alternative housing subsidy program. In either case we plan to serve more households than would be possible under the conventional rent calculation. This change is estimated to result in an annual savings of HAP of over \$850,000 when fully implemented. This amount would house over 120 additional households at the same subsidy level as the HCV program. Should VHA have any remaining Public Housing under lease in 2015 the VHA will receive additional rent revenue of approximately \$34 per unit-month.

VHA understands that the percentage was set at 30% many years ago in order to put very low-income households on a relatively equal footing with other renters as far as percentage of income spent on housing costs. However today, renters in the unsubsidized market pay more than 30% of their income toward rent. 55% of renters in Clark County (30,354 households) paid more than 30% of their income toward rent in 2012 according to the American Community Survey. With the recent low vacancy rates and rent increases locally the percentage paying more than 30% has likely grown even higher.

This change will result in an average increase in tenant rent at reexamination of \$32 per month *if* all other factors remained unchanged. The increase would vary depending on the family income. A person on SSI would see an increase of \$20.

VHA expects to implement the change at each household's next reexamination beginning in 2015. Households on the three-year schedule for fixed income would have their rent adjusted at their anniversary date in 2015 regardless of whether they are scheduled for a full reexamination or just an annual adjustment to reflect any COLA and Payment Standard/Utility Allowance schedule changes. The existing hardship policy will be

modified to include this new rent reform activity. Households experiencing a hardship that puts them at risk of eviction or utility shut off due the change in percentage will be able to request a short or long-term exemption from the policy.

**Relation to Statutory Objectives**

This activity will reduce costs and achieve greater cost effectiveness and will also increase housing choice.

**Impact on Statutory Objectives**

VHA anticipates an annual savings in excess of \$850,000 when fully implemented. In turn those savings will be used to increase the number of housing subsidies available for very low-income households.

**Metrics and Data Collection**

Metrics will include the following Standard HUD Metric for cost effectiveness:

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (total cost of program HAP)	Cost of task prior to implementation of the activity (\$15,426,000)	Expected cost of task after implementation of activity (\$14,576,000).	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity = \$275.	Average Tenant Rent Share after implementation of the activity = \$306.	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>HC #1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 50% AMI as a result of the activity.	Housing units of this type prior to implementation of the activity (zero).	Expected housing units of this type after implementation of the activity (120).	Actual housing units of this type after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity = 102 months.	Expected average applicant time on wait list after implementation of the activity = 102 months.	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

Data will be collected from periodic reports from the VHA housing programs database.

**Authorizations**

This activity is authorized under Section C.11. and Section D.2.a. of Attachment C of the Amended and Restated Agreement.

**Additional Information for Rent Reform Activities**

This Board approval and public hearing requirements for a rent reform activity are the same as the approval and hearing for the 2015 Plan as a whole.

The VHA has performed an impact analysis showing the anticipated changes in rent participants will pay. A copy of the analysis is included as Appendix E.

Impacted households may request a hardship exemption under the terms of the VHA hardship policy for MTW rent reform activities. A copy of the hardship policy that includes the newly added criteria for this activity can be found in Appendix D.

Under the transition plan VHA will adjust the percentage of adjusted income from 30% to 33% at the first annual reexamination that a household has after this activity is effective (January 1, 2015, assuming HUD approval). Households will be notified of the reason for the rent change and of their right for an informal hearing and of their right to request an exemption under the hardship policy.

### Activity 2007-02: Alternate Required Reexamination Schedule

#### Description

VHA identifies households with a fixed income and places them on a schedule to have a full reexamination every three years rather than annually. Fixed income means the household has no work-able members and the only household income is from sources such as Social Security, Supplemental Security Income (SSI), and/or pensions. The households on the three year schedule have rent and assistance recalculated using the current payment standard and utility allowance schedules as applicable and the COLA published by the Social Security Administration (if any) during years that they do not have a full reexamination. This annual adjustment on alternate years takes up considerable administrative time that could be eliminated if the rent was only recalculated every three years. The annual adjustments were originally thought to offer some protection against rent increases for the participants and some cost savings for the VHA due to the COLA adjustment. It was also assumed that this annual adjustment could be automated with our housing database software but that has turned out to not be possible.

#### Relation to Statutory Objectives

This activity will result in reduced cost greater cost effectiveness in Federal expenditures.

#### Impact on Statutory Objectives

VHA anticipates that this change to this activity will result in even greater cost savings.

#### Metrics and Data Collection

Metrics will be the following Standard HUD Metrics for cost effectiveness:

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (Cost of Annual Reexamination)	Cost of task prior to implementation of the activity (\$91,997)	Expected cost of task after implementation of activity (\$0).	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>

Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 2821 hours.	Expected amount of total staff time dedicated to the task after implementation of the activity = zero hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
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<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity = \$275.	Average Tenant Rent Share after implementation of the activity = \$306.*	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

\*Anticipated increase in tenant rent share is due to Activity 2015-02, this activity is not expected to impact average tenant rent share.

VHA will also measure the number of reexaminations eliminated annually by this activity:

<b>Number of Reexaminations Eliminated</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of reexaminations no longer performed.	zero	600 reexaminations eliminated annually	806 reexaminations were eliminated in FY2013	Yes

Data will be collected from periodic reports from the VHA housing programs database.

**Authorizations**

This activity is authorized under Section C.11. and Section D.2.a. of Attachment C of the Amended and Restated Agreement. This authorization is required because to implement this activity VHA needs to waive 24 CFR § 5.628

**Additional Information for Rent Reform Activities**

This Board approval and public hearing requirements for a rent reform activity are the same as the approval and hearing for the 2014 Plan as a whole.

The VHA has performed an impact analysis and found that over the past three years the practice of adjusting the payment standard and the utility allowance for fixed income households has saved participants a total of \$188, 940 in tenant rent. This works out to an average of \$14.12 per month for each fixed income household, however applying the SSN COLA has resulted in a total tenant rent increase of \$254,220 or an average of \$19.00 per month for each fixed income household for a net rent increase of \$4.88. VHA has determined that eliminated the annual adjustment will likely result in lower rents for fixed income participants and the additional cost to the VHA will be more than offset through reduced administrative costs.

Under the transition plan VHA will provide notice to each fixed income household at the time of their reexamination or the time of their annual off-year adjustment that VHA will no longer be doing annual adjustments and notifying them of the right to request an exemption under the hardship policy.

Impacted households may request a hardship exemption under the terms of the existing hardship policy for MTW rent reform activities. A copy of the hardship policy with this activity added can be found in Appendix D.

**SECTION VI: APPROVED MTW ACTIVITIES**

**A. Implemented Activities**

The table below lists all approved, implemented, and ongoing activities from prior Plan years. Following the table is a description and update of each activity.

Approved, Implemented and Ongoing Activities		
Activity Number	Activity Name	Plan Year Approved
2014-06	Alternative Project-Based Voucher Program	FY 2014 Plan Amendment
2014-05	Interim Verification Policy	FY 2014 Plan Amendment
2014-04	Second Step Transitional Housing Program	FY 2014 Plan Amendment
2014-03	Local Non-Traditional Rent Subsidy Program	FY 2014 Annual Plan
2014-02	Utility Allowance in HCV Program lesser of Unit Size or Voucher Size	FY 2014 Annual Plan
2014-01	Modified FSS Escrow Calculation	FY 2014 Annual Plan
2013-02	School Stability Subsidy Program	FY 2013 Plan Amendment
2013-01	Minimum Income Rent Reform	FY 2013 Annual Plan
2012-04	Short Term Rental Assistance	FY 2012 Plan Amendment
2012-01	Community Supported Self Reliance	FY 2012 Annual Plan
2011-04	VHA staff to perform HQS and rent reasonable on VHA owned properties	FY 2011 Annual Plan
2010-04	Waiting list preference for applicants without subsidized housing	FY 2010 Annual Plan
2010-02	Skyline Crest Campus of Learners	FY 2010 Annual Plan
2009-19	Special admission procedure for assisted living program	FY 2009 Plan Amendment
2009-16	Renter Education Required for Applicants	FY 2009 Plan Amendment
2009-15	Limit contract rent increases in the HCV program to one per year	FY 2009 Plan Amendment
2009-13	Reset of next required reexamination after interim reexamination	FY 2009 Plan Amendment
2009-10	Replacement of medical expense deduction	FY 2009 Plan Amendment
2009-08	Simplified utility allowance schedule in HCV program	FY 2009 Plan Amendment
2009-06	Alternate required inspection schedule in HCV program	FY 2009 Plan Amendment
2009-03	Verification of assets limited to those declared greater than \$50,000	FY 2009 Annual Plan
2008-01	Time-Limited Vouchers tied to services	FY 2008 Annual Plan
2007-02	Alternate required reexamination schedule	FY 2007 Annual Plan
1999-09	No earned income disallowance in Public Housing	1999 MTW Agreement
1999-08	Public Housing rent income based only, no flat rent option	1999 MTW Agreement

**2014-06 Alternative Project-Based Voucher Program**

**Description**

The VHA first proposed an alternative Project-Based Voucher program in the FY 2008 MTW Annual Plan. Subsequently a number of MTW policies relating to the PBV program were incorporated into specific MTW Activities or as standalone MTW activities. This activity consolidates and re-states many of those policies in order to clarify that they apply to all PBV projects funded under MTW. VHA’s Alternative Project-Based Voucher program utilizing the existing regulations under 24 CFR §983 with the following exemptions:

- The required competitive bidding process is waived when VHA is placing PBV in a program owned by the VHA or a closely affiliated organization.

- The requirement to offer a move voucher after one year of tenancy if requested and one is available is waived and the VHA will not provide move vouchers except in cases of overcrowded or under-occupied units where VHA does not anticipate an appropriate sized PBV becoming available.
- The requirement that tenants be selected from a waiting list may be waived for projects where participation in specific services is a requirement of residency. Instead selection will be based on referral from the service providing agency. Services may include, but are not limited to, case management, self-sufficiency, mental health and alcohol and drug dependency programs.
- In addition, MTW Activity 2011-04 which allows for up to 50% of the units in a project to be PBV will be incorporated into this activity. VHA plans to expand this waiver and allow up to 100% of the units in a project to be PBV. VHA believes this change is necessary in order to provide maximum flexibility to consider new PBV projects. In addition Lincoln Place, a new PBV project to be completed in early 2016, will operate under the housing first model. And while there will be services offered at the site, and it is certainly likely that most residents will meet the definition of qualifying family due to age and/or disability, it would be contrary to the housing first model to terminate tenancy due to tenant not participating in services.
- MTW Activity 2011-05, which allows VHA to perform HQS inspections and to make determinations of ongoing rent reasonableness in both project-based and tenant-based vouchers remains a stand-alone activity, but is also referenced in the description of this activity.

**Status Update**

This activity was approved by HUD on August 6, 2014 and will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (TBD).	Expected cost of task after implementation of the activity (TBD).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (TBD).	Expected amount of total staff time dedicated to the task after implementation of the activity (TBD).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity = 46 months (PBV).	Expected average applicant time on wait list after implementation of the activity (TBD).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (TBD).	Expected households losing assistance/moving after implementation of the activity (TBD).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2014-05: Interim Verification Policy**

**Description**

This activity will change the way reductions of income and family changes are verified and the effective dates for interim reexaminations in the HCV and Public Housing programs. Participants and residents may still request an interim reexamination at any time but will also have to provide appropriate verification of the change that they are reporting prior to any resulting change in tenant rent becoming effective. If the request and the verification is received before the 15<sup>th</sup> of the month, any resulting change in tenant rent will be effective the first of the following month. Current program regulations [24 CFR § 982. 516 (a)(2)] require the VHA to obtain verification so this change requires MTW authority in order to shift the responsibility for obtaining verification to the participant. The VHA will still obtain verification for initial eligibility reexaminations and for regular/annual reexaminations.

**Status Update**

This activity was approved by HUD on August 6, 2014 and will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$1178.	Expected cost of task after implementation of activity = \$56.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 42 hours.	Expected amount of total staff time dedicated to the task after implementation of the activity = 2 hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity = \$275.	Average Tenant Rent Share after implementation of the activity = \$306.*	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

\*Anticipated increase in tenant rent share is due to Activity 2015-02, this activity is not expected to impact average tenant rent share.

**Activity 2014-04: Second Step Transitional Housing Program**

**Description**

The Second Step Transitional Housing Program is a program for homeless individuals and families with income below 30% of the Area Median Income (AMI). The program has successfully operated for a number of years with funding from a HUD Continuum of Care grant. Unfortunately that grant will no longer be available for this program so the VHA plans to utilize our ability under the Second Amendment to our MTW Agreement to take on continued funding of this valuable community resource. VHA plans to initially fund the program \$90,000 for one year. Subsequent funding will depend on program performance, VHA budget consideration and MTW status.

Second Step Housing utilizes 11 large group homes for this program. They have a capacity of about 35 individuals and families at one time. Tenants must be homeless at admission, income eligible and willing to participate in case management, classes, and shared living. Utilities are provided and tenants pay 30% of their adjusted income for rent. Calculation of income for eligibility and rent is done in compliance with the regulations found at 24 CFR § 5.609. All housing units are alcohol and drug free. The maximum length of stay in the program is two years.

**Status Update**

This activity was approved by HUD on August 6, 2014. Upon approval VHA began funding the program immediately and the activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #4: Increase in Resources Leveraged</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (TBD). This number may be zero.	Expected amount leveraged after implementation of the activity (TBD).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (TBD).	Expected average earned income of households affected by this policy prior to implementation of the activity (TBD).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full- Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part- Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (TBD).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (TBD).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity (TBD).	Expected head(s) of households unemployed after implementation of the activity (TBD).	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (TBD).	Expected number of households receiving TANF after implementation of the activity (TBD).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (TBD).	Expected average subsidy per household affected by this policy after implementation of the activity (TBD)..	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self sufficiency (increase).	Households transitioned to self sufficiency prior to implementation of the activity = zero.	Expected households transitioned to self sufficiency after implementation of the activity = 45.	Actual households transitioned to self sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	Households losing assistance/moving prior to implementation of the activity (number).	Expected households losing assistance/moving after implementation of the activity (number).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2014-03: Local Non-Traditional Rent Subsidy Program**

**Description**

This activity uses the MTW funds flexibility in Attachment D of the MTW Agreement to fund a replacement for an expiring Washington State funded program in three local properties. The funding allows the properties to maintain some rents affordable for extremely low-income families below 30% of Area Median Income (AMI). The amount funded is approximately \$36,000 annually divided between Anthem Park, Esther Short and Mill Creek properties based on the number of residents renting units with rent lowered under the previous program. Currently Anthem Park has 3 residents at or below 30% of AMI whose rent was “bought down” to an amount equal to 30% of 30% of the monthly AMI. Esther Short has 4 residents and Mill Creek has 6 whose rent has been bought down to the same level. When one of the existing residents moves from a subsidized unit the buy down subsidy will end for that unit and the property may raise the rent for the next resident and not further subsidy will be available for that unit or resident under this activity.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>HC #2: Units of Housing Preserved</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of the activity = 0.	Expected housing units preserved after implementation of the activity = 12.	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of the activity = 12.	Expected households losing assistance/moving after implementation of the activity = 0.	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2014-02: Utility Allowance in HCV Program lesser of Unit Size or Voucher Size**

**Description**

This activity changes the current calculation of tenant rent and housing assistance in the HCV program for those households that have chosen to rent a unit with more bedrooms than the number assigned on their voucher under the VHA subsidy standards. In these cases the utility allowance used will be based on the lesser of the unit bedroom size or voucher bedroom size. Currently a significant number of HCV households choose larger units. When they do, and the gross rent is still below the payment standard for their voucher size, the VHA pays a higher amount of housing assistance due to the HCV program requirement that the utility allowance for the unit bedroom size be used in the calculation of assistance. This has the effect of the household receiving a larger subsidy that they would have received if they had chosen a unit with the same number of bedrooms as their voucher.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (cost of additional utility allowance for over-housed )	Cost of task prior to implementation of the activity = \$55,294.	Expected cost of task after implementation of activity = \$5000.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (TBD).	Expected amount of total staff time dedicated to the task after implementation of the activity (TBD).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share of over-housed households (increase).	Average Tenant Rent Share prior to implementation of the activity = \$286.	Average Tenant Rent Share after implementation of the activity = \$279.	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

**Activity 2014-01: Modified FSS Escrow Calculation**

**Description**

This activity modifies the way escrow is calculated in the Section 8 Family Self-Sufficiency Program (FSS). VHA’s method under MTW has two parts. The first part is a monthly deposit to a participants escrow account when they have increased earned income that results in a Total Tenant Payment (TTP) over the baseline set when they join FSS. However the baseline is a fixed amount set at \$450 for all new participants regardless of their income rather than the conventional practice of setting it at the TTP of their most recent eligibility reexamination prior to their admission to FSS. The second part is that VHA pays a specific amount to a participant’s escrow account based on specific achievements. Some of these “pay points” result in an immediate deposit to the escrow account while others are not calculated and paid until a successful program graduation. The current pay points and deposit amounts are listed below:

1. Complete 50% of required core GOALS\* classes in first 12 months (24 months if working/school full time) = \$500
2. Complete entire GOALS curriculum = \$500
3. Employment obtained at a minimum of 20 hours per week in industry specified in ITSP = \$500
4. Maintain employment (calculated at end of contract)
  - a. At least 32 hours per week for 6 consecutive months =\$500; or
  - b. At least 32 hours per week for 12 months or more =\$1,000
5. Increased credit score(one only, calculated at end of contract)
  - a. To 550 = \$300
  - b. To 600 = \$350
  - c. To 650 = \$400
  - d. To 700+ = \$500

6. Complete educational goal (one only, calculated at end of contract)
  - a. GED = \$150
  - b. Post-Secondary Certification (minimum 6 months) = \$250
  - c. AA degree = \$500
  - d. BA degree or higher \$750
7. Established savings account with \$500 minimum for 12 months = \$500
8. Complete all ITSP goals and graduate prior to contract end date = \$750
9. Purchase a home = \$1,000 (available at closing of home loan)

The maximum allowable that a participant may earn under pay points is \$6,000. There is no limit set on the amount a participant may earn under the increased earned income part of the escrow calculation. Under this new system FSS participants are only eligible for one interim withdrawal from their escrow account during their program participation.

**Update on Status**

This activity was implemented for all FSS participants admitted after January 1, 2014 and will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity = \$8939.	Expected average earned income of households affected by this policy after one year = \$10,000.	Actual average earned income of households affected by this policy prior to implementation (TBD).	Whether the outcome meets or exceeds the benchmark.

<b>SS #2: Increase in Household Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average escrow amount of households affected by this policy prior to implementation of the activity = \$1467.	Expected average escrow amount of households affected by this policy after one year = \$2000.	Actual average escrow amount of households affected by this policy after implementation of the activity (TBD).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity = 15.	Expected head(s) of households employed full-time after implementation of the activity = 42.	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity = 18%.	Expected percentage of total work-able households employed full-time after implementation of the activity = 50%.	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity = 15.	Expected head(s) of households employed part-time after implementation of the activity = 18.	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total	Expected percentage of	Actual percentage of	Whether the outcome

	work-able households employed part-time prior to implementation of activity = 18%.	total work-able households employed part-time after implementation of the activity = 22%.	total work-able households employed part-time after implementation of the activity (percent).	meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity = 15.	Expected head(s) of households in program after implementation of the activity = 19.	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity = 18%..	Expected percentage of total work-able households in program after implementation of the activity = 23%.	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity = 45.	Expected head(s) of households in program after implementation of the activity =49.	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity 53%.	Expected percentage of total work-able households in program after implementation of the activity =58%.	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity =31.	Expected head(s) of households unemployed after implementation of the activity = 27.	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity =37%.	Expected percentage of total work-able households unemployed after implementation of the activity =32%.	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity = 5%	Expected number of households receiving TANF after implementation of the activity = 4%.	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity = 84.	Expected number of households receiving self sufficiency services after implementation of the activity = 100.	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity = \$552.	Expected average subsidy per household affected by this policy after implementation of the activity (TBD).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #7: Increase in Agency Rental Revenue</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity = \$297.	Expected PHA rental revenue after implementation of the activity (TBD).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self sufficiency by graduating from FSS and leaving housing program.	Households transitioned to self sufficiency prior to implementation of the activity = 5 annually.	Expected households transitioned to self sufficiency after implementation of the activity = 8 annually.	Actual households transitioned to self sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2013-02: School Stability Subsidy Program**

**Description**

This activity uses funding received under MTW for a pilot subsidy program in partnership with Family Resource Centers (FRC) at selected local schools. The FRC selects families to receive the subsidy when they determine that the assistance is needed in order to prevent a child’s family from having to relocate due to financial reasons. The subsidy allows the family to remain in the school’s district providing needed stability for the student.

To be eligibility the family’s income must be below 50% of the Area Median Income and the assistance must be used within the school district. The family must be participating in ongoing case management provided by the FRC and have a student identified by the FRC as needing the educational stability that remaining in the same school would provide. The subsidy is a flat amount of \$400 and is limited to 36 months per family. The subsidy may be in the form of a housing assistance payment to a landlord or a payment toward a mortgage.

**Update on Status**

Implementation of this activity was delayed due to funding shortfalls under sequestration. As this Plan is being drafted one family is receiving assistance and full implementation is planned for the 2014-2015 school year. VHA is considering adjusting the flat subsidy amount to account for different family sizes. No significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #4: Increase in Resources Leveraged</b>				
<b>Unit of Measurement</b>	<b>Unit of Measurement</b>	<b>Unit of Measurement</b>	<b>Unit of Measurement</b>	<b>Unit of Measurement</b>
Amount of funds leveraged in dollars (increase).	Amount of funds leveraged in dollars (TBD).	Amount of funds leveraged in dollars (TBD).	Amount of funds leveraged in dollars (increase).	Amount of funds leveraged in dollars (increase).

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (TBD).	Expected average earned income of households affected by this policy prior to implementation of the activity (TBD).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (number).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity (TBD).	Expected head(s) of households unemployed after implementation of the activity (TBD).	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (TBD).	Expected number of households receiving TANF after implementation of the activity (TBD).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (TBD).	Expected average subsidy per household affected by this policy after implementation of the activity (TBD).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #7: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (TBD).	Average Tenant Rent Share after implementation of the activity (TBD).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (TBD). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (TBD).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of the activity (number).	Expected households losing assistance/moving after implementation of the activity (number).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #7: Households Assisted by Services that Increase Housing Choice</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = 0.	Expected number of households receiving these services after implementation of the activity = 10.	Actual number of households receiving these services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2013-01: Minimum Income Rent Reform**

**Description**

This activity utilizes a minimum income when calculating rent for any HCV or Public Housing household that contains one or more work-able family members. Work-able is defined as an adult under the age of 62 who is not disabled, a dependent, or a full-time caretaker for a disabled household member. The minimum income is \$9000 annually for each work-able family member. For example a household with one work-able member has a minimum income of \$9000; a household with two workable members has a minimum income of \$18,000, and so on. If the household’s actual annual income as determined under the program regulations falls below the minimum, tenant rent and housing assistance is calculated using the minimum. If the household’s actual income is greater than the minimum, the actual income is used and the minimum income will not be a factor. A household subject to the minimum still has any deductions they might be eligible for under HUD regulations (as modified by VHA MTW policy) deducted from the minimum income as part of the rent calculation.

**Update on Status**

This activity was implemented on June 1, 2014 and will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
HAP savings imputed from income amounts added to actual household incomes to reach minimum income.	HAP savings from minimum income prior to implementation = \$0.	Expected HAP savings after implementation of activity = \$500,000 annually.	Actual imputed HAP savings after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity = \$15,653.	Expected average earned income of households affected by this policy prior to implementation of the activity = \$16,000.	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (number).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity (TBD).	Expected head(s) of households unemployed after implementation of the activity (TBD).	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

**SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity = 306.	Expected number of households receiving TANF after implementation of the activity = 275.	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity = \$665.	Expected average subsidy per household affected by this policy after implementation of the activity = \$650.	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #7: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share for work-able households (increase).	Average Tenant Rent Share prior to implementation of the activity = \$274.	Average Tenant Rent Share after implementation of the activity \$342.	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (TBD). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (TBD).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2012-04: Short-Term Rental Assistance**

**Description**

This activity utilizes MTW funds to provide a rental subsidy to a third party entity (a partnering agency) who will manage intake and administration of the program. VHA will fund up to \$200,000 annually for this activity. The intent of this project is to provide families in Clark County the opportunity to manage short-term budget shortfalls by assisting them with time-limited housing assistance administered through partner agencies. VHA plans to partner with up to four local agencies. These agencies will be selected based on their experience administering short-term rental assistance like HUDs Homeless Prevention and Rapid Re-Housing Program, or similar efforts, and their ability to provide matching funds for the program.

For the purpose of this project short-term rental assistance will be considered assistance that lasts less than 18 months. This includes temporary assistance with rent payments, and eviction prevention assistance in order to obtain or remain in housing, including up to six months of arrears. Partners have the discretion to determine how to structure the rental subsidy so that rental assistance may be used to cover all or just a portion of a program participant's monthly rent. In addition use of the fund in order to provide landlords with an incentive to rent to a person who may be considered high-risk, such as modest improvements to the unit or an additional deposit, will also be considered short-term rental assistance for the purpose of this activity.

Partner agencies will be required to match funds provided by the VHA on a 1:1 basis. Match could include funds used to staff or administer the program, and funds used for short-term rental assistance. Eight percent of VHA funds will be allowable for program administrative costs.

The target population is residents of Clark County who are either very recently experiencing homelessness or are at imminent risk of homelessness will qualify for assistance. Rental assistance must be utilized within Clark County. Households must be at or below 50 percent of AML and be in need of temporary assistance to end or prevent homelessness, but who have the capacity to maintain stable housing upon the conclusion of the

assistance. To be considered at imminent risk of homelessness, the following conditions must be met: eviction, or utility termination is imminent; the household has an inability to make required payments due to a sudden reduction in income; the assistance is necessary to avoid eviction or termination of services; and there is a reasonable prospect that the family will be able to resume payment within a reasonable period of time.

**Update on Status**

This activity was implemented in 2013 in partnership with Impact NW. In 2014 the partnering agency was changed to Share. This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #4: Increase in Resources Leveraged</b>				
Unit of Measurement	Unit of Measurement	Unit of Measurement	Unit of Measurement	Unit of Measurement
Amount of funds leveraged in dollars (increase).	Amount of funds leveraged in dollars (TBD).	Amount of funds leveraged in dollars (TBD).	Amount of funds leveraged in dollars (increase).	Amount of funds leveraged in dollars (increase).

<b>SS #1: Increase in Household Income</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (TBD).	Expected average earned income of households affected by this policy prior to implementation of the activity (TBD).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (number).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total	Expected percentage of	Actual percentage of	Whether the outcome

	work-able households in program prior to implementation of activity (TBD).	total work-able households in program after implementation of the activity (TBD).	total work-able households in program after implementation of the activity (percent).	meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity (TBD).	Expected head(s) of households unemployed after implementation of the activity (TBD).	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

**SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (TBD)	Expected number of households receiving TANF after implementation of the activity (TBD).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**SS #5: Households Assisted by Services that Increase Self Sufficiency**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity = 0.	Expected number of households receiving self sufficiency services after implementation of the activity = 200.	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**SS #6: Reducing Per Unit Subsidy Costs for Participating Households**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (TBD).	Expected average subsidy per household affected by this policy after implementation of the activity (TBD).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

**SS #7: Increase in Tenant Rent Share**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (in dollars).	Average Tenant Rent Share after implementation of the activity (in dollars).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (TBD). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (TBD).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (TBD).	Expected average applicant time on wait list after implementation of the activity (TBD).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #7: Households Assisted by Services that Increase Housing Choice</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity = 0.	Expected number of households receiving these services after implementation of the activity = 200.	Actual number of households receiving these services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2012-01: Community Supported Self Reliance**

**Description**

Community Supported Self Reliance (CSSR) is a pilot project where housing assistance along with intensive wrap around services are made available through partnering agencies to very-low income clients with multiple barriers to self-reliance. Up to 16 participants are provided a Housing Choice Voucher with a time-limit of five and a half years (66 months). In addition to the regular HCV program obligations, participants are required to actively participate in their approved self-reliance plans developed with their assigned case manager from a partnering agency; failure to do so results in expulsion from the program. Participants facing expulsion may file a grievance with the project’s Review Board. If the expulsion is upheld by the Review Board, the participant will be considered to be in violation of their HCV family obligations and will be terminated from the HCV program. Participants facing termination of housing assistance will have an opportunity for an HCV informal hearing.

In addition to access to a housing voucher participants in this program, and their case managers, will have access to the expertise and resources provided by members of the Project Team and the Review Board. Participants will also participate in a VHA sponsored Self-Sufficiency program such as Family Self-Sufficiency (FSS).

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #2: Increase in Household Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (number).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity (TBD).	Expected head(s) of households unemployed after implementation of the activity (TBD).	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (TBD)	Expected number of households receiving TANF after implementation of the activity (TBD).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity = 0.	Expected number of households receiving self sufficiency services after implementation of the activity = 12.	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (TBD).	Expected average subsidy per household affected by this policy after implementation of the activity (TBD).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #7: Increase in Tenant Rent Share</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (TBD).	Average Tenant Rent Share after implementation of the activity (TBD).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase).	Households transitioned to self sufficiency prior to implementation of the activity = 0.	Expected households transitioned to self sufficiency after implementation of the activity = 9.	Actual households transitioned to self sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (TBD).	Expected average applicant time on wait list after implementation of the activity (TBD).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of the activity (TBD).	Expected households losing assistance/moving after implementation of the activity (TBD).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2011-05: VHA Staff to Perform HQS and Rent Reasonableness on VHA Owned Properties.**

**Description**

This MTW activity allows the VHA to have Section 8 HCV department staff perform HQS inspections and determine rent reasonableness for units owned by the VHA or owned by an entity substantially controlled by the VHA such as a tax credit property. This authority creates substantial savings compared to what the VHA was being charged by contracted inspectors.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (cost of outside inspector for 214 inspections)	Cost of task prior to implementation of the activity = \$16,050	Expected cost of task after implementation of activity = \$10,700.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 0.	Expected amount of total staff time dedicated to the task after implementation of the activity = 248.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

**Activity 2010-04: Waiting List Preference for Applicants without Housing Subsidy**

**Description**

This activity creates a local preference in the VHA Housing Choice Voucher and Public Housing waiting lists for applicants not already receiving subsidized housing. As a MTW activity it waives the requirement that a local waiting list preference in the Housing Choice Voucher program not be denied for a Public Housing resident.

**Update on Status**

This policy continues to be in place however if conversion of the Skyline Crest Public Housing Site takes place in 2015 as planned this activity will be closed out. Other than the potential close out, VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity = 102 months.	Expected average applicant time on wait list after implementation of the activity = 102 months.	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). Households leaving Public Housing for HCV.	Households losing assistance/moving prior to implementation of the activity = 8.	Expected households losing assistance/moving after implementation of the activity = 0.	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = 8.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 0.	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2010-02: Skyline Crest Campus of Learners**

**Description**

The Skyline Crest Campus of Learners is a partnership between VHA and the residents of Skyline Crest; VHA's largest Public Housing Property. VHA provides children and young adults' resources and activities through the community center and families develop and commit to success plans centered on their child's school attendance and community involvement.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed. However, VHA is planning significant changes to the site this program operates at in 2015 that will impact the residents participating in this activity. This changes include construction of both a new Boy's and Girl's Club and a new community center, major rehabilitation of

all of the units and conversion of the housing assistance from Public Housing to Project-based Section 8 under the Rental Assistance Demonstration (RAD) or under a Section 18 disposition or a combination of the two.

**Assigned HUD Standard Metrics**

<b>CE #4: Increase in Resources Leveraged</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (TBD). This number may be zero.	Expected amount leveraged after implementation of the activity (TBD).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity = 0.	Expected number of households receiving self sufficiency services after implementation of the activity = 70.	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self sufficiency (increase).	Households transitioned to self sufficiency prior to implementation of the activity (TBD).	Expected households transitioned to self sufficiency after implementation of the activity (TBD).	Actual households transitioned to self sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-19: No Waiting List for Assisted Living Facility**

**Description**

This MTW activity allows for tenant selection to be made by the assisted living administration rather than utilizing a waiting list. The Van Vista Assisted Living program regularly receives inquiries regarding the availability of a unit. If a unit is not immediately available the agency or person making the inquiry continues their search elsewhere as waiting on a list for a unit with assisted living services is not a desirable option. Once a vacancy is anticipated then the next inquiry will be notified and the vacancy filled. The waiver of the waiting list requirement allows for the unique needs of the assisted living population and their need for services.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (TBD).	Expected cost of task after implementation of activity (TBD).	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity = 46 months (PBV).	Expected average applicant time on wait list after implementation of the activity = 0.	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-16: Renter Education Required for Applicants**

**Description**

Under this activity new applicants for Public Housing and the Housing Choice Voucher program must complete a rent education course prior to being offered a unit or voucher when they reach the top of the waiting list. Exemptions can be made for disability related or other issues. 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.

**Update on Status**

This activity will be ongoing in 2015. This Activity was placed on hold in 2013 due to a suspension of issuing vouchers to new applicants on the waiting list because of the funding shortfall under sequestration. The activity was resumed in 2014 with classes being offered by a new contractor (Share). VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (TBD).	Expected number of households receiving self sufficiency services after implementation of the activity (TBD).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-15: Owners Restricted to Annual Rent Increases**

**Description**

Under this MTW policy owners in the Housing Choice Voucher program are restricted to a single rent increase each year.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (TBD)	Expected cost of task after implementation of activity (TBD).	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (TBD).	Expected amount of total staff time dedicated to the task after implementation of the activity (TBD).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>HC #4: Displacement Prevention</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of the activity (TBD).	Expected households losing assistance/moving after implementation of the activity (TBD).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-13: Next Required Reexamination 12 Months after Interim**

**Description**

This MTW activity provides that the next required reexamination (AKA Annual Review) will be rescheduled to at least 12 months after the effective date of an interim reexamination. This policy reduces the overall number of reexaminations required each year.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$28,790.	Expected cost of task after implementation of activity = \$0.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 878.5 hours.	Expected amount of total staff time dedicated to the task after implementation of the activity = 0 hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-10: Replacement of Medical Expense Deduction**

**Description**

Under this activity the VHA has eliminated individual calculation and verification of medical expenses for Elderly and Disabled designated families, replacing the deduction with an Elderly/Disabled deduction increased to \$700.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$5973.	Expected cost of task after implementation of activity = \$0.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 217 hours.	Expected amount of total staff time dedicated to the task after implementation of the activity = 0 hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-08: Simplified Utility Allowance Schedule**

**Description**

VHA utilizes a simplified utility allowance schedule for vouchers funded under MTW in the Housing Choice Voucher program that simplifies rent calculations, particularly for participants prior to leasing, and encourages reduced energy consumption. The schedule is based on the conventional HCV utilities schedules for newer energy efficient all electric units by bedroom size.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$6,801.	Expected cost of task after implementation of activity = \$0.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 192 hours.	Expected amount of total staff time dedicated to the task after implementation of the activity 0 hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity = \$275.	Average Tenant Rent Share after implementation of the activity = \$306.*	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

\*Anticipated increase in tenant rent share is due to Activity 2015-02, this activity is not expected to impact average tenant rent share.

**Activity 2009-06: Alternate Required HQS Inspection Schedule**

**Description**

VHA performs a Housing Quality Inspection (HQS) inspection prior to approving a new lease in the Housing Choice Voucher program and then performs subsequent inspections at least once every 24 months. Both owners and tenants may request special inspections to address any concerns and VHA also conducts quality control inspections.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$153,454.	Expected cost of task after implementation of activity = \$107,390.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 3942 hours.	Expected amount of total staff time dedicated to the task after implementation = 2758 hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

**Activity 2009-03: No Verification of Assets Less Than \$50,000**

**Description**

VHA does not obtain a verification of a reported asset if the reported value is less than \$50,000. This MTW activity saves VHA significant administrative funds by eliminating verifications on the vast majority of assets and any income from those assets that has little or no effect on housing subsidy and/or tenant rent.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$16,321.	Expected cost of task after implementation of activity =\$354.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity = 554 hours.	Expected amount of total staff time dedicated to the task after implementation of the activity = 12 hours.	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

**Activity 2008-01: Time-Limited Vouchers Tied to Services**

**Description**

This activity partners with other community organizations in order to provide housing assistance tied to case management and other services. VHA has set aside 50 vouchers for this activity. 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.

**Update on Status**

This activity will be ongoing in 2015. VHA is not planning any significant changes or modification to this activity or to the metrics and authorization/s employed.

**Assigned HUD Standard Metrics**

<b>CE #4: Increase in Resources Leveraged</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (TBD). This number may be zero.	Expected amount leveraged after implementation of the activity (TBD).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (TBD).	Expected average earned income of households affected by this policy prior to implementation of the activity (TBD).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (number).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in	Expected percentage of total work-able	Actual percentage of total work-able	Whether the outcome meets or exceeds the

	program prior to implementation of activity (TBD).	households in program after implementation of the activity (TBD).	households in program after implementation of the activity (percent).	benchmark.
5) Unemployed	Head(s) of households unemployed prior to implementation of the activity (TBD).	Expected head(s) of households unemployed after implementation of the activity (TBD).	Actual head(s) of households unemployed after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (TBD)	Expected number of households receiving TANF after implementation of the activity (TBD).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity = 0.	Expected number of households receiving self sufficiency services after implementation of the activity = 50.	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (TBD).	Expected average subsidy per household affected by this policy after implementation of the activity (TBD).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #7: Increase in Tenant Rent Share</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (TBD).	Average Tenant Rent Share after implementation of the activity (TBD).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase).	Households transitioned to self sufficiency prior to implementation of the activity = 0.	Expected households transitioned to self sufficiency after implementation of the activity = 15.	Actual households transitioned to self sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity 102 months.	Expected average applicant time on wait list after implementation of the activity = 0 months.	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

**Activity 1999-09: No Earned Income Disallowance in Public Housing**

**Description**

VHA has opted to not offer an Earned Income Disallowance (EID) in Public Housing. Under an earlier MTW activity all families were given an escrow account when they had increased earnings; escrow accounts are still available under the FSS program. VHA has concluded that building an asset is preferred to a temporary rent reduction and continues to not offer an EID to encourage participation in FSS and to eliminate the administrative burden of tracking various disallowance periods.

**Update on Status**

This activity is anticipated to be concluded in 2015 if and when a conversion of Skyline Crest to Section 8 PBV takes place. VHA's anticipated new Public Housing project (Lincoln Place) will not require or benefit from this policy.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity = \$3770	Expected cost of task after implementation of activity = \$0.	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (TBD).	Expected amount of total staff time dedicated to the task after implementation of the activity (TBD).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (TBD).	Expected average error rate of task after implementation of the activity (TBD).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (TBD).	Average Tenant Rent Share after implementation of the activity (TBD).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

**Activity 1999-08: No Flat Rent Option in Public Housing**

**Description**

VHA used authority under the MTW demonstration to not implement the flat rent option in Public Housing. The option of a flat rent rather than the income based one benefits higher income tenants, allowing them to use a resource that VHA believes should remain available for the lowest income applicants. VHA uses a ceiling rent and restricts tenants to the ceiling rent for one year. In this way the higher income tenant move on to other housing available in the community making the Public Housing unit with its deep subsidy available to new applicants.

**Update on Status**

This activity is anticipated to be concluded in 2015 if and when a conversion of Skyline Crest to Section 8 PBV takes place. VHA's anticipated new Public Housing project (Lincoln Place) will not require or benefit from this policy.

**Assigned HUD Standard Metrics**

<b>CE #1: Agency Cost Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of activity (in dollars).	Actual cost of task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

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<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (in dollars).	Average Tenant Rent Share after implementation of the activity (in dollars).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

## B. Not Yet Implemented Activities

The table below lists all proposed but not yet implemented activities from prior Plan years. Following the table is an update of implementation plans for each activity.

Activities Not Yet Implemented		
Activity Number	Activity Name	Plan Year Approved
2013-03	Shelter and Transitional Housing Facilities Support	FY 2013 Plan Amendment
2012-03	Home Sharing in Housing Choice Voucher Program	FY 2012 Annual Plan
2012-02	Use of MTW Funds for Leveraging New Affordable Housing	FY 2012 Annual Plan
2011-01	Minimum Rent and/or Income Limits for New Public Housing Units	FY 2011 Annual Plan

### Activity 2013-03: Shelter and Transitional Housing Facilities Support

#### Description

This activity is to use funding received under MTW for a pilot subsidy program in partnership with local agencies operating shelter or transitional housing programs. VHA will provide funds for improvements to the facilities that are required to maintain or expand transitional housing and shelter space for homeless low-income households.

#### Status Update

This activity (and the planned capital improvements) was delayed under the funding shortfall experienced under sequestration. VHA anticipates that funding and capital improvements will start in 2015.

#### Assigned HUD Standard Metrics

CE #4: Increase in Resources Leveraged				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (TBD). This number may be zero.	Expected amount leveraged after implementation of the activity (TBD).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 50% AMI as a result of the activity.	Housing units of this type prior to implementation of the activity (TBD).	Expected housing units of this type after implementation of the activity (TBD).	Actual housing units of this type after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

HC #2: Units of Housing Preserved				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of the activity (TBD).	Expected housing units preserved after implementation of the activity (TBD).	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2012-03: Home-Sharing in Housing Choice Voucher Program**

**Description**

Home-Sharing is a variation on the shared housing option permitted under special housing types under the regulations for the HCV program. However in this case the vouchers are set aside and designated for use in shared housing only. Applicants issued a Home-Sharing Voucher (HSV) will only be able to use their voucher for shared housing. A separate waiting list with no local preferences is utilized for Home-Sharing.

**Status Update**

This activity was delayed due to the funding shortfall experienced under sequestration. VHA has recently reached an agreement with a local agency to provide a roommate matching services and anticipates leasing will start in late 2014 or early 2015.

**Assigned HUD Standard Metrics**

<b>HC #1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 50% AMI as a result of the activity.	Housing units of this type prior to implementation of the activity (TBD).	Expected housing units of this type after implementation of the activity (TBD).	Actual housing units of this type after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>HC #3: Decrease in Wait List Time</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (TBD). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (TBD).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2012-02: Use of MTW Funds for Leveraging New Affordable Housing**

**Description**

VHA is committing up to \$2,000,000 in MTW funds for the development of additional affordable housing in Clark County Washington. The re-programmed funds will be used to leverage additional investment funds in amounts far greater than the MTW funds. Development activities may include site acquisition, substantial rehabilitation of existing housing, and the development of new units.

**Status Update**

The first project that VHA anticipated using this activity to help fund was able to be developed absent the additional MTW funds. VHA continues to seek development opportunities where this flexibility can be utilized.

**Assigned HUD Standard Metrics**

<b>CE #4: Increase in Resources Leveraged</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (TBD). This number may be zero.	Expected amount leveraged after implementation of the activity (TBD).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>HC #1: Additional Units of Housing Made Available</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of new housing units made available for households at or below 50% AMI as a result of the activity.	Housing units of this type prior to implementation of the activity (TBD).	Expected housing units of this type after implementation of the activity (TBD).	Actual housing units of this type after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.

<b>HC #2: Units of Housing Preserved</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of the activity (TBD).	Expected housing units preserved after implementation of the activity (TBD).	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (TBD). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (TBD).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

**Activity 2011-01: Minimum Rent and/or Income Limits for New Public Housing Units**

**Description**

VHA will be continuing to seek opportunities to replace Public Housing units that were previously removed under a disposition plan. When developing replacement Public Housing units VHA plans to set a minimum rent and/or a minimum income limit for applicants to the new project if doing so is required to make the project fiscally sound. The minimum rent would be higher than the one currently allowed under regulation. The minimum income would still be well below the very-low income limit at 50% of Area Median Income (AMI). The actual minimum rent and/or income limit will depend on the requirements of any new project.

**Status Update**

To date VHA has not identified any potential Public Housing developments where this flexibility would be required.

**Assigned HUD Standard Metrics**

<b>CE #5: Increase in Tenant Rent Share</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>

Average Tenant Rent Share (increase).	Average Tenant Rent Share prior to implementation of the activity (TBD).	Average Tenant Rent Share after implementation of the activity (TBD).	Average Tenant Rent after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
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<b>SS #1: Increase in Household Income</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (TBD).	Expected average earned income of households affected by this policy prior to implementation of the activity (TBD).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
(1) Employed Full-Time	Head(s) of households employed full-time prior to implementation of the activity (TBD).	Expected head(s) of households employed full-time after implementation of the activity (TBD).	Actual head(s) of households employed full-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed full-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed full-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed full-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(2) Employed Part-Time	Head(s) of households employed part-time prior to implementation of the activity (TBD).	Expected head(s) of households employed part-time after implementation of the activity (TBD).	Actual head(s) of households employed part-time after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households employed part-time prior to implementation of activity (TBD).	Expected percentage of total work-able households employed part-time after implementation of the activity (TBD).	Actual percentage of total work-able households employed part-time after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(3) Enrolled in an Educational Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (number).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
(4) Enrolled in Job Training Program	Head(s) of households in program prior to implementation of the activity (number).	Expected head(s) of households in program after implementation of the activity (TBD).	Actual head(s) of households in program after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in program prior to implementation of activity (TBD).	Expected percentage of total work-able households in program after implementation of the activity (TBD).	Actual percentage of total work-able households in program after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
5) Unemployed	Head(s) of households unemployed prior to	Expected head(s) of households	Actual head(s) of households unemployed	Whether the outcome meets or exceeds the

	implementation of the activity (TBD).	unemployed after implementation of the activity (TBD).	after implementation of the activity (number).	benchmark.
	Percentage of total work-able households unemployed prior to implementation of activity (TBD).	Expected percentage of total work-able households unemployed after implementation of the activity (TBD).	Actual percentage of total work-able households unemployed after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (TBD)	Expected number of households receiving TANF after implementation of the activity (TBD).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<b>SS #8: Households Transitioned to Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase).	Households transitioned to self sufficiency prior to implementation of the activity (TBD). This number may be zero.	Expected households transitioned to self sufficiency after implementation of the activity (TBD).	Actual households transitioned to self sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

### C. Activities on Hold

At this time VHA has no approved MTW activities that have been placed on hold.

### D. Closed Out Activities

The following table lists all of VHA’s closed out activities since becoming a MTW agency in 1999, the year the activity was approved and the year and reason the activity was closed out.

<b>Closed Out Activities</b>				
Activity Number	Activity Name	Plan Year Approved	Plan Year Closed	Reason
2013-05	Health Advocate Training Program	FY 2013 Plan Amendment	FY 2013	Concluded
2013-04	Admin Fee for Owners in HCV Program	FY2013 Annual Plan	FY 2013	Withdrawn
2011-03	Up to 50% of units in a Project may be PBV	FY 2011 Annual Plan	FY2014	Merged with 2014-06
2011-02	“Floating Units” in Project-Based Voucher program	FY 2011 Annual Plan	FY 2013	Concluded
2010-01	Community Involvement and Educational Opportunity	FY 2010 Annual Plan	FY 2013	Concluded
2009-18	Local Preference for FSS Participation	FY 2009 Plan Amendment	FY 2009	Withdrawn due to NOFA
2009-17	Mandatory Self-Sufficiency Program (Yes We Can)	FY 2009 Plan Amendment	FY 2009	Never Implemented
2009-14	Simplified Recertification Process	FY 2009 Plan Amendment	FY 2009	Never Implemented
2009-09	Limited Utility Allowance Payments	FY 2009 Plan Amendment	FY 2013	Concluded
2009-04	Asset Based Initiative (IDA)	FY 2009 Annual Plan	FY2010	Never Implemented
2009-02	Imputed TANF Income for Voluntary Grant Closures	FY 2009 Annual Plan	FY 2013	Concluded
2009-01	Pilot Rental Subsidy Project	FY 2009 Annual Plan	FY 2009	Never Implemented
2008-02	Alternate HCV Homeownership Program	FY 2008 Annual Plan	FY 2011	Concluded

**Closed Out Activities**

Activity Number	Activity Name	Plan Year Approved	Plan Year Closed	Reason
2007-01	Flat rent and Flat HCV Subsidy	FY 2007 Annual Plan	FY 2008	Never Implemented
2004-01	Alternative Rent Reasonable Procedure	FY 2004 Annual Plan	FY 2009	Concluded
2003-01	Escrow Accounts Capped at \$6000	FY 2003 Annual Plan	FY 2005	Concluded
2002-01	"Request Line" Single Waiting List	FY 2002 Annual Plan	FY 2003	Concluded
2001-02	\$480 Deduction for Child Support Payments	FY 2001 Annual Plan	FY 2004	Concluded
2001-01	Eight Percent Earned Income Deduction	FY 2001 Annual Plan	FY 2004	Concluded
1999-07	Maximum Family Share 45% of Gross Income	1999 MTW Agreement	FY 2005	Concluded
1999-06	Restrictions on HCV Port-Outs	1999 MTW Agreement	FY 2005	Concluded
1999-05	All Households Eligible for Escrow Accounts	1999 MTW Agreement	FY 2005	Concluded
1999-04	FSS Absorbed into MTW Self-Sufficiency Program	1999 MTW Agreement	FY 2005	Concluded
1999-03	Five-Year Time Limit for Non Elderly/Disabled Households	1999 MTW Agreement	FY 2005	Concluded
1999-02	Mandatory Participation in Self-Sufficiency Program	1999 MTW Agreement	FY 2005	Concluded
1999-01	All HCV Port-Ins to be Absorbed by VHA	1999 MTW Agreement	FY 2001	Concluded

## SECTION V: SOURCES AND USES OF FUNDS

## A. Sources and Uses of MTW Funds

## Estimated Sources of MTW Funding for the Fiscal Year

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	447,264.00
70600	HUD PHA Operating Grants	13,188,621.00
70610	Capital Grants	351,875.00
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	1,114,510.00
71100+72000	Interest Income	132,077.00
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	2,673,970.00
<b>70000</b>	<b>Total Revenue</b>	<b>17,908,317.00</b>

## Estimated Uses of MTW Funding for the Fiscal Year

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	2,090,187.00
91300+91310+92000	Management Fee Expense	294,155.00
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	183,042.00
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	148,970.00
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	307,066.00
95000 (95100+95200+95300+95500)	Total Protective Services	-
96100 (96110+96120+96130+96140)	Total insurance Premiums	37,787.00
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	14,994.00
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	50.00
97100+97200	Total Extraordinary Maintenance	41,600.00
97300+97350	Housing Assistance Payments + HAP Portability-In	14,645,650.00
97400	Depreciation Expense	388,206.00
97500+97600+97700+97800	All Other Expenses	-
<b>90000</b>	<b>Total Expenses</b>	<b>18,151,707.00</b>

**Describe the Activities that Will Use Only MTW Single Fund Flexibility**

VHA will continue to use single-fund flexibility amongst all three Federal programs of Housing Choice Voucher (HCV), Capital Fund Program and Low Rent Public Housing. This use will include support of the VHA’s Work Opportunity Program, the Rise and Stars Community Center, and other MTW related programs such as the rent education classes and community service programs. VHA also plans to use single-fund flexibility to fund up to \$136,000 annually for the supportive services and up to \$500,000 for construction planned for Lincoln Place. Additional information about Lincoln Place may be found in Section III. VHA is also planning to use single-fund flexibility to set initial contract rents for the 12 RAD PBV units planned for Mill Creek as allowed under PIH 2012-32 Section 1.6.A.5.a. VHA anticipates receiving approval for conversion of 60 Public Housing units currently at Skyline Crest to RAD PBV. The housing assistance for 12 of those units will be transferred to Mill Creek. The remaining 48 RAD PBV will remain at Skyline Crest and the contract rents for these units will remain at the HUD calculated amounts under RAD.

**B. Local Asset Management Plan**

**Local Asset Management Plan**

Is the PHA allocating costs within Statute?

Yes	or	
	or	No

Is the PHA implementing a local asset management plan (LAMP)?

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

	or	No
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## SECTION VI: ADMINISTRATIVE

### A. Resolution Adopting the Annual Plan Certification of Compliance

### B. Public Process

This Amendment was developed by VHA staff in consultation with the Moving to Work Advisory Committee and the Resident Advisory Committee (RAB). The draft Amendment was made available for public comment on March 2, 2015 and a public hearing was held on April 2, 2015. One written comment was received during the public comment period. That person expressed a concern that the change in maximum rent allowed would result in a rent increase. He was assured that it will have no effect on his current rent. No one appeared for the public hearing so Appendix B is not included in this amendment.

### C. Agency Directed Evaluations

VHA contracted with a consultant to perform a quality control assessment utilizing SEMAP measures modified for changes made under MTW. The first assessment was completed in July 2013 with the agency receiving the equivalent of a high performer score. A second assessment is scheduled for 2015. No additional agency directed evaluations other than the annual evaluation of metrics and benchmarks for individual MTW activities are planned for 2015.

### D. Annual Statement/Performance and Evaluation Report

The Annual Statement/Performance and Evaluation Reports for the Capital Fund Program, Capital Fund Replacement Housing Factor and Capital Fund Financing Program are included in Appendix F.

## APPENDIX A: BOARD RESOLUTION AND CERTIFICATION

**HOUSING AUTHORITY OF THE CITY OF VANCOUVER**

**CLARK COUNTY WASHINGTON**

**RESOLUTION NO. 3086**

**RESOLUTION TO APPROVE THE AMENDMENT TO THE MOVING TO WORK  
ANNUAL PLAN FOR FISCAL YEAR 2015**

**WHEREAS**, the Housing Authority of the City of Vancouver has entered into various contracts with the United States of America pertaining to the Housing Act of 1937, as amended; and

**WHEREAS**, the Department of Housing and Urban Development and the Housing Authority of the City of Vancouver have entered into a Moving to Work Demonstration Agreement as amended and restated on March 26, 2008: and

**WHEREAS**, the Moving to Work Agreement with the Department of Housing and Urban Development requires the submission of a Annual MTW Plan; and

**WHEREAS**, the Housing Authority of the City of Vancouver wishes to implement new activities that were not identified in Annual Plan for Fiscal Year 2015; and

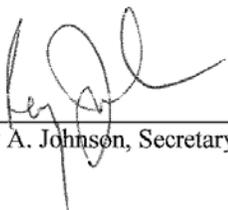
**WHEREAS**, the Amendment to the Annual Plan for Fiscal Year 2015 has been prepared and made available for public comment for thirty days and a public hearing was held on April 2, 2015.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Vancouver Housing Authority that:

1. The Board of Commissioners approves the Amendment to the 2015 Moving to Work Annual Plan and authorizes the Executive Director to complete the Plan documents and submit the Plan to the Department of Housing and Urban Development, and to revise VHA policy to reflect the proposals in the Plan once HUD approval is obtained.
2. The Board of Commissioners certifies that the Public Hearing Requirement has been met and authorized the Chair of the Board to execute the attached Certifications of Compliance.

ADOPTED by the majority of members of the Board of Commissioners and signed by me in open session in authentication of its passage this 23<sup>rd</sup> day of April 2015.

ATTEST:

  
\_\_\_\_\_  
Roy A. Johnson, Secretary-Treasurer

  
\_\_\_\_\_  
Art Miles, Chair

OMB Control Number: 2577-0216  
 Expiration Date: 5/31/2016

<b>Form 50900: Elements for the Annual MTW Plan and Annual MTW Report</b>	
<b>Attachment B</b>	
<b>Certifications of Compliance</b>	
<b>Annual Moving to Work Plan                  Certifications of Compliance</b>	<b>U.S. Department of Housing and Urban Development                  Office of Public and Indian Housing</b>
<b>Certifications of Compliance with Regulations:                  Board Resolution to Accompany the Annual Moving to Work Plan*</b>	
<p>Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning <u>January 1, 2015</u>, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p> <ol style="list-style-type: none"> <li>1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.</li> <li>2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</li> <li>3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.</li> <li>4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</li> <li>5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</li> <li>6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.</li> <li>7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.</li> <li>8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.</li> <li>9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</li> <li>10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.</li> <li>11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.</li> <li>12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.</li> </ol>	

OMB Control Number: 2577-0216  
 Expiration Date: 5/31/2016

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

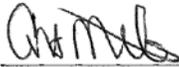
Vancouver Housing Authority  
 PHA Name

WA008  
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Art Miles  
 Name of Authorized Official

Chairman  
 Title

  
 Signature

4/23/2015  
 Date

\*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

## APPENDIX C: ADVISORY COMMITTEES

### RESIDENT ADVISORY BOARD

Joy Howard, Chair	Housing Choice Voucher Participant
John Glenn, Vice Chair	Public Housing Resident
Barbarita Gately	Housing Choice Voucher Participant
Evelyn Hallett	Project-Based Voucher Participant
Larry Kunkel	Housing Choice Voucher Participant
Stacey Paggett	Housing Choice Voucher Participant
Michael Ralston	Public Housing Resident
Billie Reed	Housing Choice Voucher Participant
Michael Yancy	Housing Choice Voucher Participant

### MOVING TO WORK ADVISORY COMMITTEE

Jennifer Blechschmidt	Vancouver School District
Armetta Burney	Clark College
Debby Dover	Second Step Housing
Kevin Gillette	Community Housing Resource Center
Kirby Juhola	Washington State Dept. of Social and Health Services
Amy McCullough	Northwest Justice Project
Bridget McLeman	Children's Home Society of Washington
Pete Munroe	Clark County
Amy Reynolds	Share
Peggy Sheehan	City of Vancouver
Andy Silver	Council for the Homeless

## APPENDIX D: PROPOSED CHANGES TO HARDSHIP POLICY

### 6-III.B. FINANCIAL HARDSHIPS DUE TO MINIMUM RENT OR RENT REFORM POLICIES UNDER THE MOVING TO WORK DEMONSTRATION [24 CFR 5.630 AND THE AMENDED AND RESTATED MTW AGREEMENT]

#### Overview

If a PHA establishes a minimum rent greater than zero, HUD requires the PHA to grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption from the minimum rent. If the PHA determines that a hardship exists, the TTP is the highest of the remaining components of the family's calculated TTP.

For a PHA in the Moving to Work demonstration, HUD requires the agency to adopt a policy for addressing hardship cases caused by agency established rent reform initiatives.

#### Minimum Rent Financial Hardships

For a financial hardship exemption from minimum rent, HUD defines financial hardship to include the following situations:

1. The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program.
2. The family would be evicted because it is unable to pay the minimum rent.
3. Family income has decreased because of changed family circumstances, including the loss of employment.
4. A death has occurred in the family.

#### VHA Policy

A hardship will be considered to exist under HUD definition number 1 only if the loss of eligibility has an impact on the family's ability to pay minimum rent. For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following the implementation of assistance, if approved, or the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

For a family to qualify under HUD definition number 2, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

In order to qualify under HUD definition number 4, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

VHA has not established any additional minimum rent hardship criteria.

#### MTW Rent Reform Financial Hardships

#### VHA Policy

VHA has implemented the following MTW rent reform initiatives and established examples of criteria for a hardship to exist under each initiative:

1. Single utility allowance schedule:

- The family is facing eviction and/or utility shutoff due to increased housing cost due to the single utility allowance policy.
2. Elimination of deduction for medical expenses:
    - The family is facing eviction and/or utility shutoff due to an increase in tenant rent because of the elimination of the medical expense deduction.
  3. Minimum income rent reform:
    - The family is facing eviction and/or utility shutoff due to an increase in tenant rent due to the minimum income.
  4. Utility allowance lesser of unit size or voucher size:
    - The family is facing eviction and/or utility shutoff due to increased housing cost due to the lesser of utility allowance policy.
  5. 33% of adjusted household income used in calculation of assistance:
    - The family is facing eviction and/or utility shutoff due to increased housing cost due to the higher cost as a result of the 33% policy.
  6. The every three-year reexamination policy for households on a fixed income.
    - The family is facing eviction and/or utility shutoff due to increased housing cost due to the three-year reexamination policy.

Note that the Minimum Income rent reform activity includes a six-month exemption period that the family may choose to use as a transition or due to financial hardship. To use this exemption the family must request it, using the VHA form for that purpose, at least two weeks prior to the period they are requesting that their rent assistance be paid without factoring in the minimum income. Families that are seeking a longer term exemption, or who have exhausted their six-month exemption, may still seek VHA approval of another hardship exemption under the terms in this section.

The VHA recognizes that participating families may experience financial hardship outside of the examples provided above. However, hardship exemptions will generally only be approved for financial hardships directly caused by VHA policy initiatives under the MTW demonstration.

### **Hardship Exemption Requests**

#### VHA Policy

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing using the appropriate VHA form. The request must explain the nature of the hardship and which VHA policy/s the family is requesting to be exempt from. Persons with disabilities, limited English proficiency, or who do not possess basic literacy skills may request assistance from VHA staff with preparing their request.

Requests will be reviewed to see if the family has actually been impacted by the minimum rent or a MTW rent reform policy. If not, the request will not be accepted and the family will be notified in writing within 5 business days from the receipt of the request.

After acceptance of the exemption request, unless requested not to by the family, the VHA will suspend the minimum rent requirement or relevant MTW policy beginning the first of the month following the family's request. When the minimum rent is suspended, the Total Tenant Payment (TTP) reverts to the highest of the remaining components of the calculated TTP. When a MTW policy is suspended the rent calculation reverts to the calculation without the policy.

## Determination of Hardship

### VHA Policy

Hardship requests will be considered by a panel consisting of the VHA Executive Director and two other persons designated by the Executive Director. The panel will make a determination within 30 days of receipt of the request. The family will be given the option to meet with the panel in person if they wish.

The panel may require the family to meet with the panel or with other VHA staff to provide additional information or may require the family to provide additional verification of any factors used in making a determination, such as the family's loss of income, unpaid expenses, notices, etc.

The panel may set conditions the family must meet in order to have the hardship request approved. Conditions may include requiring the family to apply for benefits they may be eligible for, and/or participate in a self-sufficiency program or educational classes offered by the VHA or a partnering agency.

The Panel will determine if a financial hardship exists, whether the hardship is temporary (expected to last 90 days or less) or long-term (expected to last more than 90 days), and the appropriate implementation of a hardship exemption.

## Implementation of Hardship Exemption Determinations

### **No Financial Hardship**

If the VHA determines that no financial hardship exists on a minimum rent exemption request HUD requires that the VHA reinstate the minimum rent effective the date of any suspension and to require the family to repay any rent owed under the terms and conditions established by the VHA.

### VHA Policy

If the VHA panel determines there is no financial hardship on an exemption request regarding a MTW initiative, VHA will reinstate any suspended initiative effective back to the date suspended and require the family to repay any amounts owed by the family.

The VHA will require the family to repay any amounts owed under a suspension within 30 calendar days of the notice that a hardship exemption has not been granted.

As the VHA panel is comprised of members from the highest level of the VHA, a decision by the panel regarding a hardship exemption from an MTW initiative is final.

### **Temporary Hardship**

If the VHA determines that a qualifying financial hardship is temporary on a minimum rent exemption request, HUD requires the VHA to not impose the minimum rent during the 90-day period beginning the month following the date of the family's request for a hardship exemption. At the end of the 90-day suspension period, HUD requires the VHA to reinstate the minimum rent from the beginning of the suspension. HUD requires the VHA to offer a reasonable repayment agreement, on terms and conditions established by the VHA for the amount of back rent owed by the family.

### VHA Policy

If the VHA panel determines that a temporary hardship exists on an exemption request regarding a MTW initiative, the panel may determine that no exemption be granted or that a temporary

exemption be granted depending on the severity of the hardship and the expected recovery from the hardship.

A temporary exemption may include a decision to suspend a rent increase for a specific period of time, phase in a rent increase over a specific period of time, extend the period of time a family can receive a Utility Allowance Payment, or to provide additional time before a family is required to move to a less expensive rental.

The VHA will enter into a repayment agreement in accordance with the VHA's repayment agreement policy (see Chapter 16) for any amounts determined to be owed by the family from a suspension made prior to a determination of temporary hardship.

As the VHA panel is comprised of members from the highest level of the VHA, a decision by the panel regarding a hardship exemption from an MTW initiative is final.

### ***Long-Term Hardship***

If the VHA determines that the financial hardship is long-term on a minimum rent exemption request, HUD requires the VHA to exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

#### VHA Policy

If the VHA panel determines that a long-term hardship exists on an exemption request regarding a MTW initiative, the panel will determine that an exemption be granted as long as the hardship continues. Exemptions may include, but are not limited to, requiring VHA staff to calculate the family's rent and assistance according to HUD regulations without one or more MTW rent reform initiatives, requiring that the family's rent be capped at a ceiling amount determined by the panel to be affordable for the family, or an exemption to the relocation requirement under the maximum family share policy be granted.

The hardship period ends when any of the following circumstances apply:

1. At an interim or regular reexamination, the family's income has increased so that the calculated TTP is greater than the minimum rent or adequate to offset the effect of the exempted MTW policy.
2. For hardship conditions based upon hardship-related expenses, the hardship period ends if the family no longer has the expenses.
3. The family's excess rent burden is determined to no longer be offset by the anticipated cost of moving.

**APPENDIX E: IMPACT ANALYSIS OF 33% HOUSEHOLD SHARE RENT REFORM**

**Description**

This rent reform activity increases the percentage of adjusted income used to calculate tenant rent and housing assistance from 30% to 33%. Under the HCV program 33% of the household’s monthly adjusted income would be deducted from the lesser of the gross rent or the payment standard to determine the Housing Assistance Payment (HAP). Under Public Housing the Utility Allowance (UA) would be subtracted from 33% of the household’s monthly adjusted income to determine tenant rent. In addition the maximum family share at initial occupancy will be changed from 40% to 50% of adjusted monthly income. This change is being made in order to negate the reduction in the range of available units for a voucher holder searching for a unit that might otherwise occur with a reduction in HAP that results from the change of adjusted income to 33%.

**Implementation**

This activity will be implemented over a one year period at the end of which all households with vouchers funded under MTW, other vouchers where VHA has permission to utilize MTW policies, or Public Housing residents will have their housing assistance and tenant rent calculated based on 33% of adjusted household income. As implementation proceeds VHA will periodically measure the actual impact of this policy and compare that to the estimated impact in this analysis.

**Identifying and Measuring Impact**

In order to determine the anticipated impact of this activity VHA staff exported current data on all potentially impacted households to a spreadsheet. The data included the current gross and adjusted income, rent, utility allowance and housing subsidy for each household. Also exported were various characteristics of assisted households so that we might determine if the proposed change had any unanticipated discriminatory effects. Tenant rents and housing assistance were recalculated using 33% of adjusted income rather than 30%. The change in tenant rent, rent burden, and housing assistance was then summarized in various ways using pivot tables to determine the impact on assisted households. Based on the analysis the mean increase in tenant rent attributed to this policy would be \$32 per month. The median increase is anticipated to be \$26 per month.

Table 1 shows the average anticipated change in tenant rent and rent burden by various percentage bands of the Area Median Income (AMI).

<b>Table 1: Impact by Percentage of AMI</b>					
<b>Income Band</b>	<b>Average Rent at 30%</b>	<b>Average Rent at 33%</b>	<b>Average Increase</b>	<b>Average Rent Burden at 30%</b>	<b>Average Rent Burden at 33%</b>
Between 0% and 10% of AMI (273 Households, 11% of Program)	\$89	\$104	\$15	NA*	NA*
Between 10% and 20% of AMI (987 Households, 40% of Program)	\$174	\$195	\$22	36%	39%
Between 20% and 30% of AMI (655 Households, 26% of Program)	\$280	\$314	\$33	34%	37%
Between 30% and 40% of AMI (337 Households, 14% of Program)	\$433	\$480	\$47	34%	37%
Between 40% and 50% of AMI (147 Households, 6% of Program)	\$607	\$670	\$63	33%	36%
Greater than 50% of AMI (68 Households, 3% of program)	\$824	\$886	\$62	32%	34%

\* Rent burden cannot be calculated for this income band due to the high number households reporting zero income

Table 2 shows the anticipated impact various household characteristics. Households with certain characteristics may also share other factors that contribute to differences in tenant rent and rent burden. Some of these factors are shown in Table 3. Considering these additional factors it is not anticipated that the rent reform activity will have any unintended impacts.

<b>Table 2: Impact by Household* Characteristic</b>					
<b>Characteristic</b>	<b>Average Rent at 30%</b>	<b>Average Rent at 33%</b>	<b>Average Increase</b>	<b>Average Rent Burden at 30%</b>	<b>Average Rent Burden at 33%</b>
HOH Race:					
American Indian/Alaska Native	\$194	\$221	\$27	34%	37%
Asian	\$258	\$288	\$30	36%	39%
Black/African American	\$326	\$362	\$36	37%	40%
Native Hawaiian/Other Pacific Islander	\$335	\$373	\$38	35%	38%
White	\$276	\$307	\$31	36%	39%
HOH Ethnicity:					
Hispanic or Latino	\$327	\$364	\$37	37%	40%
Not Hispanic or Latino	\$279	\$310	\$32	36%	39%
Disability:					
HOH is Disabled	\$250	\$279	\$28	36%	39%
HOH is Not Disabled	\$334	\$372	\$38	36%	39%
Age:					
HOH is Elderly	\$265	\$295	\$29	35%	37%
HOH is Not Elderly	\$288	\$322	\$33	37%	40%
Gender:					
Female	\$280	\$312	\$32	36%	39%
Male	\$283	\$315	\$32	35%	38%
Familial Status:					
Household With Children	\$331	\$369	\$38	36%	39%
Household Without Children	\$252	\$280	\$28	36%	39%

\* Households reporting zero income are filtered out because their rent burden cannot be calculated (cannot divide by zero)

<b>Table 3: Other Factors Affecting Rent by Household Characteristic</b>					
<b>Characteristic</b>	<b>Average Number in Family</b>	<b>Average Number of Minors</b>	<b>Average Total Income</b>	<b>Average Contract Rent</b>	<b>Average Number of Unit Bedrooms</b>
HOH Race:					
American Indian/Alaska Native	2.68	1.32	\$11,540	\$811	2.18
Asian	1.83	0.34	\$12,603	\$748	2.01
Black/African American	2.72	1.36	\$15,975	\$893	2.32
Native Hawaiian/Other Pacific Islander	3.90	2.18	\$16,057	\$922	2.50
White	2.09	0.75	\$13,636	\$783	1.98
HOH Ethnicity:					
Hispanic or Latino	3.02	1.55	\$16,113	\$888	2.42
Not Hispanic or Latino	2.15	0.77	\$13,759	\$792	2.01
Disability:					
HOH is Disabled	1.61	0.31	\$12,377	\$738	1.79
HOH is Not Disabled	3.19	1.67	\$16,441	\$897	2.44
Age:					
HOH is Elderly	1.34	0.04	\$12,753	\$708	1.62
HOH is Not Elderly	2.59	1.17	\$14,403	\$838	2.23
Gender:					
Female	2.25	0.92	\$13,987	\$812	2.10
Male	2.04	0.53	\$13,591	\$758	1.87
Familial Status:					
Household With Children	3.75	2.20	\$17,286	\$956	2.73
Household Without Children	1.28	0.00	\$11,876	\$703	1.62

When fully implemented the activity is expected to reduce the average HAP expense by \$32. This will result in an anticipated monthly savings of \$71,479 and an annual savings of \$857,748. The savings in housing assistance that results from this activity is planned to be set aside for providing additional very low-income households with rent assistance. If that rent assistance is used for additional Housing Choice Vouchers it could result in an additional 124 households served. If the savings were to be utilized under some program where the average amount of monthly rent assistance is less than that in the HCV program it could assist an even greater number of new households.

After implementation VHA will monitor the rents and rent burdens of participating households to determine if our projections hold true and to assure there are no unintended impacts. A number of other factors also affect rent burdens of participants. These include participant incomes and rents being charged, as well as payment standards set by the housing authority. In addition the change to the maximum family share at initial occupancy will likely result in higher rent burdens for the small percentage of the program that moves or is new admitted to the program each year; currently about 8% and 9% respectively. If rent burdens begin to exceed projections and begin averaging above 40% for given categories of participants, VHA will consider measures including a change back to a TTP based on 30% instead of 33%.

APPENDIX F: ANNUAL STATEMENT/PERFORMANCE AND EVALUATION  
REPORTS (FORM HUD -50075.1)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>FFY of Grant: 2015</b>	
PHA Name: Vancouver Housing Authority		FFY of Grant Approval: 2015	
Grant Type and Number Capital Fund Program Grant No: WA16P00850115 Replacement Housing Factor Grant No: Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement (Projected) <input type="checkbox"/> Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending:	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1		Total non-CFP Funds				
2		1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3		1408 Management Improvements				
4		1410 Administration (may not exceed 10% of line 21)				
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs				
8		1440 Site Acquisition				
9		1450 Site Improvement				
10		1460 Dwelling Structures				
11		1465.1 Dwelling Equipment—Nonexpendable				
12		1470 Non-dwelling Structures				
13		1475 Non-dwelling Equipment				
14		1485 Demolition				
15		1492 Moving to Work Demonstration	\$240,000.00	\$0	\$0	\$0
16		1495.1 Relocation Costs				
17		1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2015	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA16P00830115 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$240,000.00	\$0	\$0	\$0
20	Amount of Annual Grant:: (sum of lines 2 - 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	

*[Signature]* 12/9/14

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

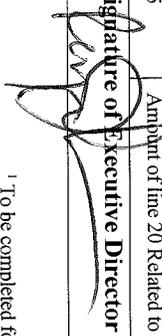




Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2012	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA16P00850112 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2012	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$636,610.00	\$636,610.00	\$636,610.00	227798.26
20	Amount of Annual Grant: (sum of lines 2 - 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/8/14			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

**Part I: Summary**

PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA16P00850113 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2013 FFY of Grant Approval: 2013
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Type of Grant  
 Original Annual Statement  
 Reserve for Disasters/Emergences  
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/14  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$466,537.00	\$466,537.00	\$370,537.00	\$72,239.03	
20	Amount of Annual Grant: (sum of lines 2 - 19)					
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date: 12/8/14		Signature of Public Housing Director		Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>					
PHA Name: Vancouver Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA16P00850114 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2014 FFY of Grant Approval: 2014	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost <sup>1</sup>
			Original	Total Estimated Cost Revised <sup>2</sup>	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration		\$486,725.00	\$486,725.00	\$0
16	1495.1 Relocation Costs				\$0
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2014	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No.: WA16P00850114 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2014	

Type of Grant  
 Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/14  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$486,725.00	\$486,725.00		\$0	\$0
20	Amount of Annual Grant: (sum of lines 2 - 19)					
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 12/8/14		Signature of Public Housing Director		Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No: 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>PHA Name: Vancouver Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA16R00850114 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2014</b> <b>FFY of Grant Approval: 2014</b>	
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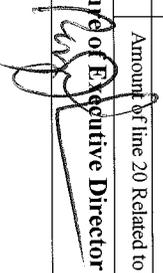
Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: )		Obligated	Total Actual Cost <sup>1</sup>
			Original	Revised <sup>2</sup>		
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonependable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>		\$208,064.00	\$208,064.00	\$0	\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WAI6R00850110 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval: 2010	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$208,064.00	\$208,064.00	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report					
Signature of Executive Director 		Date 12/8/14		Signature of Public Housing Director	
		Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA16R00850111 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval: 2011</b>	
<b>PHA Name: Vancouver Housing Authority</b>					

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: )		Obligated	Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>		Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>		\$34,456.00	\$34,456.00	\$0		\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA16R00850110 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval: 2010	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$34,456.00	\$34,456.00	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 <sup>4</sup> Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/8/14			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>FFY of Grant: 2013</b>	
PHA Name: Vancouver Housing Authority		FFY of Grant: 2013	
Grant Type and Number Capital Fund Program Grant No: WA16R00850113 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2013	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: )		Total Actual Cost <sup>1</sup> Expended
			Original	Final Performance and Evaluation Report Revised <sup>2</sup>	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
			\$205,672.00	\$205,672.00	\$0
					\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
<b>PHA Name:</b> Vancouver Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: WA16R00850110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$205,672.00	\$205,672.00	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b> 12/8/14	<b>Signature of Public Housing Director</b>		<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
<b>PHA Name:</b> Vancouver Housing Authority	<b>Grant Type and Number:</b> Capital Fund Program Grant No: WA16R00850110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>
				Revised <sup>2</sup>	Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>		\$14,538.00	\$14,538.00		\$0	\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA16R008501110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	

Type of Grant  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 9/30/14  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$14,538.00	\$14,538.00	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date: 12/8/14		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		<b>FFY of Grant: 2012</b>	
PHA Name: Vancouver Housing Authority		FFY of Grant Approval: 2012	
Grant Type and Number Capital Fund Program Grant No: WA16R00850112 Replacement Housing Factor Grant No: Date of CFPF:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/14	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no: )		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>		\$60,439.00	\$60,439.00	\$0	\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Vancouver Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA16R00850110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: 9/30/14       Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$60,439.00	\$60,439.00	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	

*[Signature]*      12/8/2014

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

