



Washington County

Annual Public Housing Agency (PHA) Plan and MTW Supplement



Annual PHA Plan



The FY2022-23 PHA Plan annual report provides updates of revised elements of the 2020 Five-Year Plan.

NEW ACTIVITIES

- Section 18 Disposition
- Additional Project-Based Vouchers
- Moving to Work (MTW) Activities

PROGRESS REPORT

Despite additional hurdles brought about by the COVID-19 pandemic, HAWC continues to progress on goals of the five-year plan, including increasing affordable housing, promoting self-sufficiency, and focusing on equal opportunity in housing for all.

CERTIFICATIONS VIA HUD FORMS

Consistency with Consolidated Plan

Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations



2022 MTW Activities



TIERED RENT PROGRAM

Simplifies calculating rent costs. Households will use a tiered rent table and have reviews every three years.

SIMPLIFIED RENT CALCULATION

Simplifies aspects of the rent calculation for our residents and participants, including: income verification, asset calculation, medical expenses, Earned Income Disallowance and mixed-eligibility proration.

TRIENNIAL REVIEWS

Changes reviews for qualifying seniors and people with disabilities to once every three years.

HQS INSPECTION PROCESSES

Simplifies the HQS inspection process.

LOCAL PROJECT-BASED VOUCHER PROGRAM

Creates a local Project-Based Voucher program, designed to be administratively efficient and increase the availability of Project-Based Vouchers.

VOUCHER SET-ASIDE PROGRAM

Creates a program to set aside vouchers when partnering with a service provider to assist a vulnerable target population.

STRATEGIC WAITLISTS

Creates deliberate waitlist strategies in the Project-Based Voucher and Voucher Set-Aside programs.



Public Process



- February – Draft PHA Plan & MTW Supplement posted on website
- March 1 – Preview with Housing Authority Board of Directors
- Housing Advisory Committee
- Resident Advisory Board
- Four virtual public meetings for community partners, residents and participants
- April 5th: Public Hearing



HAC Action



Feedback

Any feedback submitted will be recorded and included in the MTW submission to HUD

Feedback can also be submitted until March 31st via MTW_WashingtonCounty@co.Washington.or.us

Plans are available online



Rental Assistance Division

HAC Meeting Presentation

March 24, 2022

Department of Housing Services

www.co.washington.or.us

→ Rental Assistance Division

Overall Division Structure

By the Numbers

By the Programs

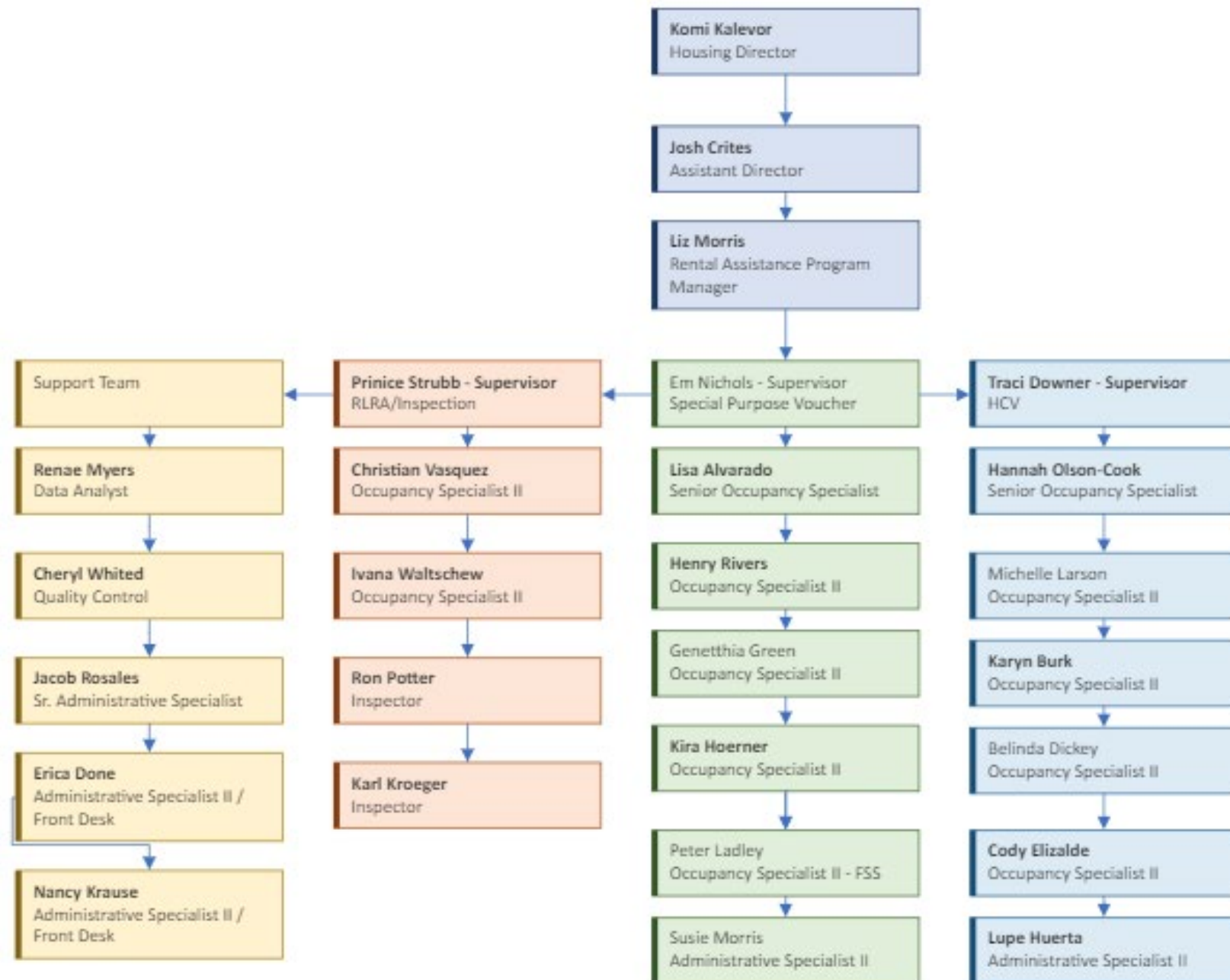
Program Intersection

Highlights

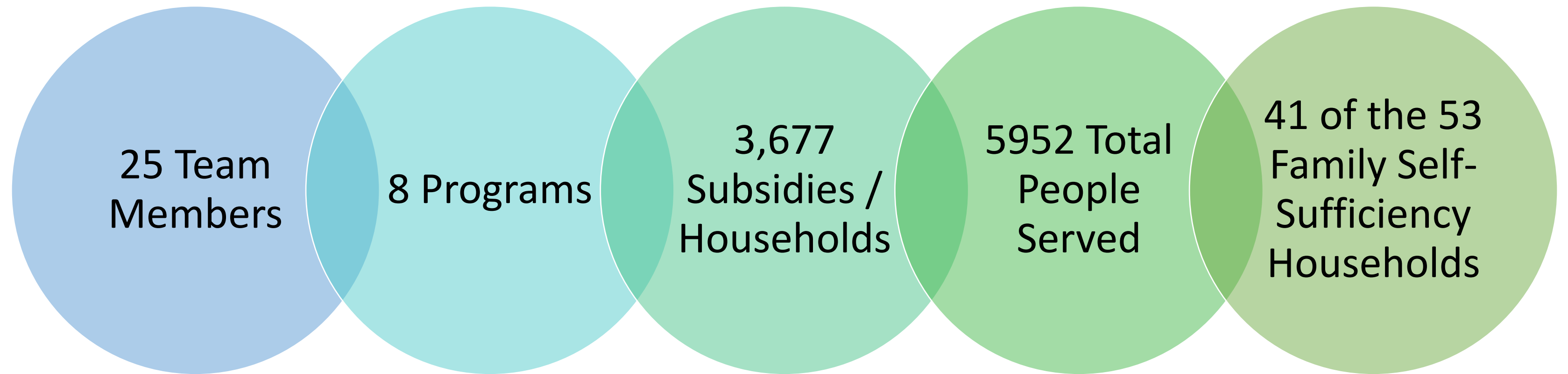
- EHV
- FSS

Looking Ahead

Rental Assistance Division



→ By the numbers



→ By the programs

Housing Choice Vouchers

- Formerly Section 8 included Project-Based
- 2,706 ACC
- \$905.54 PUC
- \$2,450,393 /mo. HAP

Veteran Affairs Supportive Housing (VASH)

- Referrals from Veteran Affairs
- 197 ACC (+50 June 2022)
- \$1,003.00 PUC
- \$197,591 / mo. HAP

Foster Youth Initiative (FYI)

- Young adults aging out of Foster Care
- 7 ACC
- \$658.65 PUC
- \$4,610 / mo. HAP

Mainstream Vouchers

- Non-Elderly Disabled Referral Based
- 178 ACC
- \$900.76 PUC
- \$160,336 / mo. HAP

Emergency Housing Vouchers (EHV)

- American Rescue Plan
- 89 ACC
- \$932.27 PUC
- \$246,308 / mo. HAP

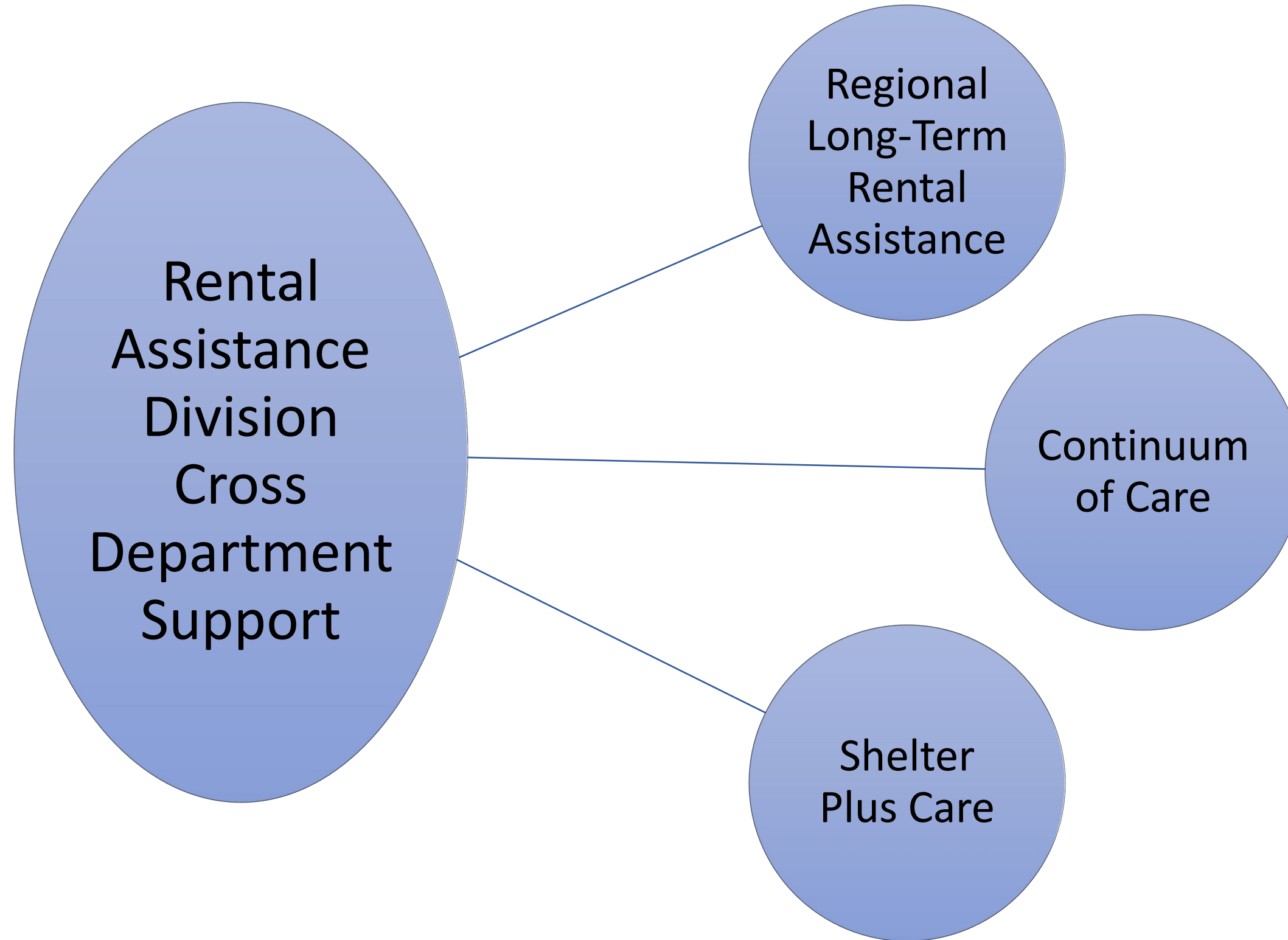
Key:

ACC = Annual Contributions Contract

PUC = Per Unit Cost

HAP = Housing Assistance Payment

→ Programs Intersection



Support includes

- Administering Subsidy
- Eligibility Review
- Recertification
- Inspections
- Working with Partners



Highlights

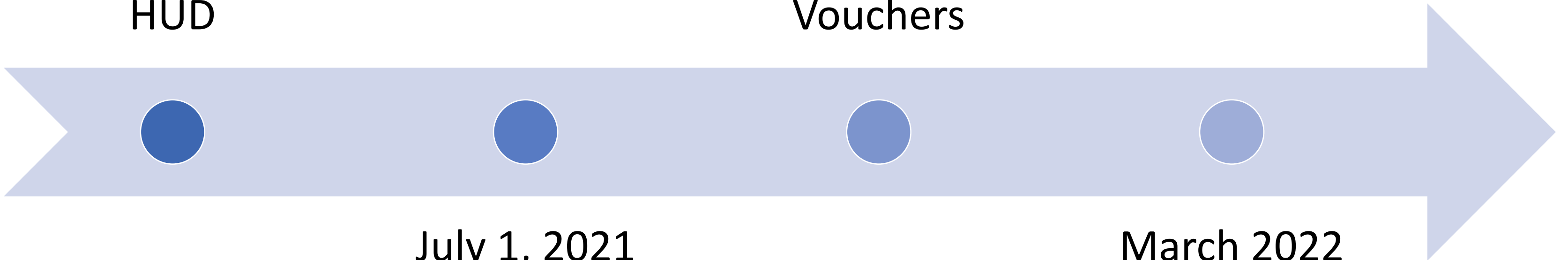
Emergency Housing Vouchers

May 2021
Awarded 89
vouchers from
HUD

December
2021
100% Issued
Vouchers

July 1, 2021
Implemented
Program

March 2022
84% Utilized
(75 leased)



→ Highlights Cont.

Family Self Sufficiency Success Story

A.W. single parent with 5 children (infancy to young adult), enrolled in the FSS program in 2017 with the primary goal of Homeownership Readiness. In the 5 years on the program, A.W. has paid off her debts, improved her credit score, completed all financial fitness and home ownership counseling, and saved a significant amount towards the purchase of a home and her household income has more than doubled.

A.W. is graduating the FSS program in March with an escrow of nearly \$10,000 and an additional \$12,000 through her IDA saver account. A.W. has done an amazing job working towards her goals and building a legacy for her family.



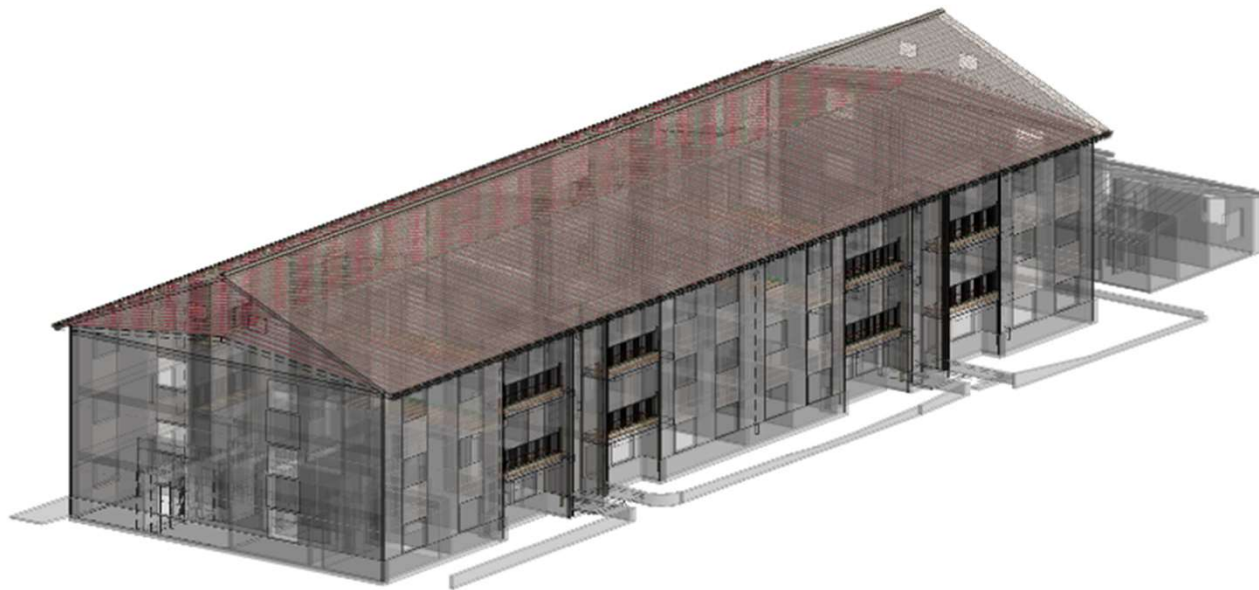
→ Looking Ahead

The Rental Assistance Division is looking to the future

- Project-Based Waitlist for The Valfre at Avenida 26 opens April 20, 2022 (leasing in July)
- Project-Based vouchers for 100 affordable housing units
- MTW implementation and streamlining of processes
 - Tiered Rent Study
 - Triennial Reviews
 - Inspection Streamlining
 - PBV Waitlist optimization
- Online portal for recertifications and interims
- Additional Positions to support the team and department in growth
- Continued creation and implementation of Procedure Manual /Forms / Letters overhaul and training
- Continued growth of the Family Self-Sufficiency Program



Department of Housing Services
www.co.washington.or.us/housing



AHP4 Resident Communication and Relocation

March 24, 2022



Resident Outreach and Communication



EXCITING CHANGES
COMING SOON

BUILDING A BRIGHTER FUTURE TOGETHER



- Resident Notices
- 11 resident meetings
- Monthly newsletter
- FAQ Letter
- Community Bulletin Board
- 1:1 Household meetings
- Renovation Website



Resident Outreach



5

Properties

332

Units

4

Languages/LEP

\$47.+
million

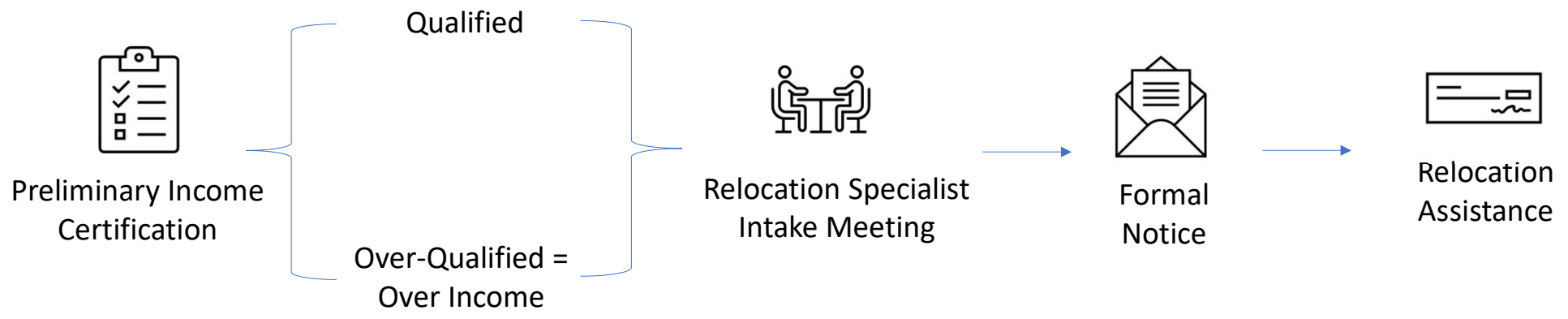
Construction Costs

56

Over-Income
Households



What Can a Tenant Expect





Temporary Relocation



Vacant Apartment



Off-Site Living



Family and Friends

- No cost to residents for temporary housing
- No cost to residents for moving and packing services
- \$74/day for residents who choose to stay with family and friends.



Permanent Relocation



Current Rent



\$700

Comparable Rent



\$1,300



\$1,400



\$1,500



Rent Differential

\$700



$\$700 \times 42 \text{ months} = \mathbf{\$29,400}$

Plus moving and packing service



Key Takeaways



- Relocation team is a resource for residents
- Continue to improve on communication
- Questions?