

RESOLUTION NO. 2744-2025

A Resolution of the Board of Commissioners of the Renton Housing Authority Approval of the 2026 Annual Agency Plan

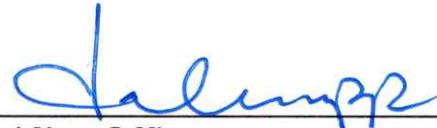
WHEREAS, Housing Authorities are required by Federal regulations to develop an annual agency plan, which must comply with the existing Cities and State Consolidated Plans and must be submitted to HUD no later than 75 days from the end of that PHA's Fiscal Year;

WHEREAS, the administration of the Housing Authority has developed the attached Annual Agency Plan for 2026 after following all of the steps prescribed by HUD rule; and

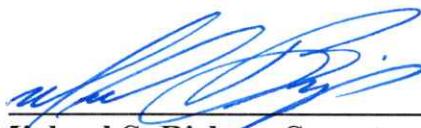
NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE HOUSING AUTHORITY OF THE CITY OF RENTON, WASHINGTON THAT:

1. The attached 2026 Annual Agency Plan are hereby approved for submission to HUD; and
2. The Chairperson and the Chief Executive Officer are hereby authorized to execute any and all forms and certifications required by HUD to be submitted with the 2026 Annual Agency Plan.

This Resolution is adopted this 23rd day of September, 2025.



Presiding Officer



Michael S. Bishop, Secretary



AGENCY SEAL

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
--	--	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low-income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAs if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>HA City of Renton</u> PHA Code: <u>WA011</u></p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>653</u></p> <p>Total Combined Units/Vouchers <u>653</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: Renton Housing Authority's proposed FY2026 Annual Agency Plan is available for public view at the following locations: • RHA's website: www.rentonhousing.org • RHA's main administrative office at 2900 NE 10th St, Renton, WA 98056. The office is open by appointment only. Members of the public who wish to review the proposed Plan and related material should call Racquel Beckles-Clarke at (425) 226-1850 x288 to schedule an appointment.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>PH HCV</td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					PH HCV
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program										
				PH HCV											
B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements.														
	<p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>														

B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Choice Neighborhoods Grants. <input checked="" type="checkbox"/> Modernization or Development. <input checked="" type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y) <input checked="" type="checkbox"/> Occupancy by Over-Income Families. <input checked="" type="checkbox"/> Occupancy by Police Officers. <input checked="" type="checkbox"/> Non-Smoking Policies. <input checked="" type="checkbox"/> Project-Based Vouchers. <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>B.3. Progress Report RHA continues to reinforce the agency's mission of expanding quality affordable housing through new construction projects and partnerships. The agency also continues to connect residents with human and social services by owning and managing a multi-service hub. RHA is committed to expanding affordable housing options by continuing to partner with Homestead Community Land Trust to promote the expansion of additional affordable homeownership townhomes, known as Willow Crest Phase II. This phase will begin in 2026, based upon the Homestead Community Land Trust and future meetings between them and RHA in the near future. The most recent project, Sunset Gardens, is a 76-unit apartment complex with a mix of studio and one-bedroom units. 50% of the units are set aside at 30% of the area median income and 50% are set aside for 50% of the area median income. One-half of the new apartments are dedicated for seniors and persons with disabilities along with . Construction began in July 2022 and was completed by March 7, 2024, with 100% lease up by July 2024. The project is funded by Low-Income Housing Tax Credits. Sunset Gardens was built on the current Renton Housing Authority administrative office site. RHA's office and staff was temporarily relocated until construction was completed and moved back to occupy the ground floor coimmercial space around March 8, 2024 RHA continues to own and manage the Sunset Neighborhood Center (SNC), a service hub located in the heart of the Sunset Neighborhood, where a large portion of the housing portfolio is situated. The SNC hosts our partners including Health Point and St. Vincent de Paul's Centro Rendu. Neighborhood House bought out their lease so that they could move to another location. Our partners offer primary medical care, behavioral health services, case management, and culturally sensitive educational, legal, and financial services for the Spanish- speaking community. www.sunsetneighborhoodcenter.org. RHA owns a piece of property that in Unincorporated King County, in an unincorporated city of Fairwood, which consists of 4.94 acres of flat, developable land with a house located on it with an additional 14.95 acres of wetlands and marsh below the 4.94 acres, which has a steep grade of an additional 80 plus feet to the lower area. This property was purchased by prior administrative staff and board in 2006 but RHA cannot develop on this land to any extent that would be beneficial to keep it. RHA is currently working with King County Parks and Recreation to see if they will purchase it from RHA to incorporate it into their Soos Creek Park System, which adjoins one corner of the property line. RHA will work on an appraisal of the land/property to get the greatest return back to use in other areas, such as decreasing or paying off a loan of one of RHA's solely owned property that has construction debt on. RHA also owns three parcels where their old, original low-income public housing was located. The LIPH or Low-Income Public Housing was demolished years ago but the land was never disposed of through the SAC or Special Application Center through the HUD or US Department of Housing and Urban Development. RHA will look at potentially building new construction of 131 Low Income Public Housing Units (Faircloth Limit) so that they can in turn, be converted to RAD PBV units immediately after.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>1. Not Applicable</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>2024-001: Material Audit Adjustments - Accounting Department 2024-002: Journal Entries - Accounting Department 2024-003: HUD Required Reporting Deadlines (FASSPFA, SF-SAC) 2024-004: Eligibility Controls and Compliance</p>
C.	<p>Other Document and/or Certification Requirements.</p>

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p><input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attached Notes</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p><input type="checkbox"/> Y <input type="checkbox"/> N</p> <p>(b) If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A</p> <p>(b) If yes, please describe:</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: WA011-HA City of Renton Form HUD-50075-ST (Form ID - 6329) printed by Michael Bishop in HUD Secure Systems/Public Housing Portal at 09/15/2025 04:05PM EST

PUBLIC NOTICE OF OPPORTUNITY TO COMMENT ON THE DRAFT 2026 ANNUAL PHA PLAN

July 17, 2025

RHA is currently seeking public comment on its draft PHA Annual Plan for 2026, which will be effective on January 1, 2026 through December 31, 2026.

The public review and comment period will run from July 17, 2025 through September 19, 2025. The Annual Plan is available online: <https://rentonhousing.org/resources/documentlibrary/other/2025AnnualPlan>

To be considered for incorporation into the plan, written comments must be submitted no later than 4:00 pm on September 19, 2025 to Michael Bishop via email at msb@rentonhousing.org or mail to RHA, Attn: Michael Bishop, 2900 NE 10th St., Renton, WA 98056-3133.

A Public Hearing on the 2026 Agency Plan will be held on September 23, 2023 at 3PM. Contact Michael Bishop for registration information.



July 28, 2025

Significant Amendment, Modification or Substantial Deviation Definition:

Renton Housing Authority will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. Any other event that the Authority's Board determines to be a significant amendment or modification of the approved Annual Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael S. Bishop".

Michael S. Bishop
Chief Executive Officer

RESIDENT ADVISORY BOARD (RAB)

Shannon Jones – Hugh Stewart: sljones49@yahoo.com

Bonnie Zeiba – WRPV XV 2000 Lake Washington LLC: bonniejeanz@hotmail.com

Brian Harper – Sunset Gardens, Unit 422: harperbrian042@gmail.com

Susan McCann – Sunset Gardens, Unit 322: smccannsavannah@yahoo.com

Nicole Gilbert – Evergreen Terrace, Unit 24C: gilbertgal721@gmail.com

Mario Suiters – Evergreen Terrace, Unit 24D: mariosuiters@gmail.com

Brooke Vance- Evergreen Terrace, Unit 57C: bev98056@comcast.net

Attendance

Name	In Person	Online	Absent
Jones		X	
Zeiba			X
Harper	X		
McCann	X		
Gilbert		X	
Suiters	X		
Vance		X	



RAB 8/13/2025 Meeting Notes

- **Key Goals and Updates – Ensure housing opportunities, promote stabilities, strengthen community, and affirmatively further fair housing.**
 - Comments
 - They all agree they are very happy to see RHA office open to public.
 - All support updated RHA's Language Access Plan to reflect current practices.
 - All support updated and expanded RHA's formal process to review RA (Reasonable Accommodations) and VAWA (Violence Against Women Act) requests.
 - Utilized a third-party to perform Informal Hearings so they would be impartial.
 - Nicole: Is this offer to all folks for any reason, I think this is good for RHA as they are not always the bad guys and sometimes a impartial party can view the issues differently.
 - Mario: Yes, is this on your website for education?
 - Shannon Jones: This is great as I see some people cheat the system and then they stay on it forever, I'd like to see people held accountable and if they are not cheating the system give it to someone more deserving.
 - All support provided resource information for HCV participants on website.
 - Provide better resources and information for current landlords and future landlords to assist them with knowledge of the program.

- Brooke: Does Allied go to training on how to deal with mental health issues with residents?
- Charlene: Most third party management companies will require staff to go thru a series of training and some may relate to customer service but I cannot say they have in depth training on handling mental health residents other than if an issues is getting out of hand call 911 in any instance not just as it relates to mental health issues.
- Susan: Like here at Sunset Gardens the people that come through mental health issues are they evaluated properly we have had 5 deaths they should never have been placed here they needed far mor help than this community can offer.
- Mario Suiters: there should be housing programs that have more structure and help for people.

▪ Nicole: What is the status of EHV and HCV vouchers as we are seeing government changes and cutbacks?

Charlene: The HCV vouchers are still closed, and we do not see this changing anytime soon. EHV vouchers are being cut and we expect this to effect Renton clients early 2026, most clients have been notified and Michael is working with HUD to look at other housing options as this will effect not only Renton but all Housing Authorities and push some of these clients back to homelessness.

- **Key Goals and Updates – Work with local community to determine needs and solutions.**
 - Comments Coordinating with King County and City of Renton to ensure we are working towards the same broad goals.
 - Charlene reviewed new partnership with RPD on trespass MOU.
 - Nicole unfortunately they don't really do much for anyone if they are guests of the resident.
 - Susan: Yes, and if the problems happen after hours or on weekends there is no staff to help.
 - Nicole: What is going on with new administration, updates change in special needs housing.
 - Mario Suiters: I have been around people with mental health issues; there needs to be somebody there monitoring some of these folks

with deep mental issues. There have been lives lost because nobody cares, one of my mom's neighbors passed away in his car.

- Nicole: Yes and no one in the community should have to suffer when you have someone with issues out of the scope for the staff.
- Charlene: reviewed monthly, weekly communications with The City of Renton sharing sources in hopes to better the Renton Community.

- **Key Goals and Updates – Reduce the HCV program's environmental impact.**

- Comments

- All supported the idea of a new housing software to utilize their online recertification portal to assist voucher holders to get information back to RHA quickly and easily.
 - Increased the use of email communication with voucher holder clients and landlords, including, Sending and receiving documents electronically. Also Working towards creating fillable forms and placing them on www.rentonhousing.org.
 - Brooke commented for individuals that may not be computer savvy or have computer will RHA still be suing mail to those folks.

- **Key Goals and Updates- Provide service aligned with RHA's Core Values**

- Comments

- *RHA's housing team has had a significant staff turnover in the past 2 + years.*
 - Nicole, thank you I have had the same specialist for a year, and it used to be 2-3 a year so I can see improvement
 - Brooke has seen improvement and is happy as well.
 - Shannon, I like that I can reach out to Mr. Bishop, and he responds to me if I have any concerns. Keep up the good work as it is hard to train and keep staff now a days.
 - Susan feels that the staff case load is on the large size and wonders if this will continue to grow or decrease in the coming years.

- *RHA hired an HR Specialist in 2024 to assist with onboarding and training of new staff and continue with continual training to ensure the best and most qualified staff are working with our voucher holders.*
- All agreed they have seen us behind on recertifications and are happy to see we have hired assistance to get caught up
- *HCV Specialists are being sent through Certification training, and all staff will be certified by December 31, 2025.*
- All agreed and supported educational growth,
- Susan and Brian requested a copy of training requirements that Allied undertakes.

- *RHA's Core Values are a guide for staff to act with high integrity. Staff participate in workshops for Fair Housing and also to improve diversity, integrity, and service. Staff are also being trained in organization and customer service skills.*
- Brooke, in the past it was hard to get ahold of anyone here and or case managers kept changing, I like to be able to go to the website and know who to call and email. I find a more professional team now than it used to be.
- Nicole agreed with Brooke, there is noticeable improvement in the organization, but I'd like to see more transparency and future plans on the website.

- **Future Plans**
 - Comments
 - Nicole, will the update full administrative plan be posted on the website if so, when?
 - When is the next board meeting scheduled?
 - Brian, the logo looks great but outdated will there be a choice and folks vote on them?
- **End Session**



2026 Agency Plan

Resident Advisory Board Meeting

Agenda

- Overview of plan and RHA's housing programs
- Understanding RAB's role
- Review of RHA's goals and progress
- Future Plans

What is the Agency Plan?

- HUD requirement: A 5-year plan
 - Our current five-year plan ends December 31, 2026
- Updated Annually
- Process includes participant and community feedback

RAB's Role?

- Review a draft plan
 - RHA's goals and progress made
 - Plans for the coming year
- Provide feedback and comments on the voucher programs
- Learn more about RHA and the programs we have

2026 Schedule

- 45 days of resident and public comment, starting June 25, 2025
- August 13th – RAB Meeting at RHA Office
- RHA Board approved final plan – September 23, 2025

What We Do

- We serve families throughout the City of Renton with 1,100+ vouchers (including Port-Ins from other HA's)
- Subsidize Housing Choice Vouchers & Project-Based Vouchers
 - Special Programs for Homeless, Elderly, Veterans, People with Disabilities and Non-Elderly Disabled

Key Goals and Updates – Ensure housing opportunities, promote stabilities, strengthen community, and affirmatively further fair housing

- Updated RHA's Language Access Plan to reflect current practices.
- Updated and expanded RHA's formal process to review RA (Reasonable Accommodations) and VAWA (Violence Against Women Act) requests.
- Utilized a third-party to perform Informal Hearings so they would be impartial.
- Provided resource information for HCV participants on website.
- Provide better resources and information for current landlords and future landlords to assist them with knowledge of the program.

Key Goals and Updates – Work with local community to determine needs and solutions

- Coordinating with King County and City of Renton to ensure we are working towards the same broad goals

Key Goals and Updates – Reduce the HCV program's environmental impact

- Converted over to a new housing software as of June 2024 and will be looking to utilize their online recertification portal to assist voucher holders to get information back to RHA quickly and easily.
- Increased the use of email communication with voucher holder clients and landlords, including
 - Sending and receiving documents electronically
 - Working towards creating fillable forms and placing them on www.rentonhousing.org.

Key Goals and Updates – Provide service aligned with RHA's Core Values

- RHA's housing team has had a significant staff turnover in the past 2 + years.
- RHA hired an HR Specialist in 2024 to assist with onboarding and training of new staff and continue with continual training to ensure the best and most qualified staff are working with our voucher holders.
- HCV Specialists are being sent through Certification training and all staff will be certified by December 31, 2025.

- RHA's Core Values are a guide for staff to act with high integrity. Staff participate in workshops for Fair Housing and also to improve diversity, integrity, and service.
- Staff are also being trained in organization and customer service skills.

Future Plans

- Review the Administrative Plan again due to HUD and Congressional Changes via HOTMA
- Explore data sharing agreements to streamline verifications and identify programs with the best outcomes and most cost efficiency.
- RHA will be looking to redesign its logo to move forward with change to its programs.



Thank you for attending!

Questions and Discussion





RAB 8/13/2025 Meeting Notes

- **Key Goals and Updates – Ensure housing opportunities, promote stabilities, strengthen community, and affirmatively further fair housing.**
 - Comments
 - They all agree they are very happy to see RHA office open to public.
 - All support updated RHA's Language Access Plan to reflect current practices.
 - All support updated and expanded RHA's formal process to review RA (Reasonable Accommodations) and VAWA (Violence Against Women Act) requests.
 - Utilized a third-party to perform Informal Hearings so they would be impartial.
 - Nicole: Is this offer to all folks for any reason, I think this is good for RHA as they are not always the bad guys and sometimes a impartial party can view the issues differently.
 - Mario: Yes, is this on your website for education?
 - Shannon Jones: This is great as I see some people cheat the system and then they stay on it forever, I'd like to see people held accountable and if they are not cheating the system give it to someone more deserving.
 - All support provided resource information for HCV participants on website.
 - Provide better resources and information for current landlords and future landlords to assist them with knowledge of the program.

- Brooke: Does Allied go to training on how to deal with mental health issues with residents?
- Charlene: Most third party management companies will require staff to go thru a series of training and some may relate to customer service but I cannot say they have in depth training on handling mental health residents other than if an issues is getting out of hand call 911 in any instance not just as it relates to mental health issues.
- Susan: Like here at Sunset Gardens the people that come through mental health issues are they evaluated properly we have had 5 deaths they should never have been placed here they needed far mor help than this community can offer.
- Mario Suiters: there should be housing programs that have more structure and help for people.

- Nicole: What is the status of EHV and HCV vouchers as we are seeing government changes and cutbacks?

Charlene: The HCV vouchers are still closed, and we do not see this changing anytime soon. EHV vouchers are being cut and we expect this to effect Renton clients early 2026, most clients have been notified and Michael is working with HUD to look at other housing options as this will effect not only Renton but all Housing Authorities and push some of these clients back to homelessness.

- **Key Goals and Updates – Work with local community to determine needs and solutions.**
 - Comments Coordinating with King County and City of Renton to ensure we are working towards the same broad goals.
 - Charlene reviewed new partnership with RPD on trespass MOU.
 - Nicole unfortunately they don't really do much for anyone if they are guests of the resident.
 - Susan: Yes, and if the problems happen after hours or on weekends there is no staff to help.
 - Nicole: What is going on with new administration, updates change in special needs housing.
 - Mario Suiters: I have been around people with mental health issues; there needs to be somebody there monitoring some of these folks

with deep mental issues. There have been lives lost because nobody cares, one of my mom's neighbors passed away in his car.

- Nicole: Yes and no one in the community should have to suffer when you have someone with issues out of the scope for the staff.
- Charlene: reviewed monthly, weekly communications with The City of Renton sharing sources in hopes to better the Renton Community.

- **Key Goals and Updates – Reduce the HCV program's environmental impact.**

- Comments

- All supported the idea of a new housing software to utilize their online recertification portal to assist voucher holders to get information back to RHA quickly and easily.
 - Increased the use of email communication with voucher holder clients and landlords, including, Sending and receiving documents electronically. Also Working towards creating fillable forms and placing them on www.rentonhousing.org.
 - Brooke commented for individuals that may not be computer savvy or have computer will RHA still be suing mail to those folks.

- **Key Goals and Updates- Provide service aligned with RHA's Core Values**

- Comments

- *RHA's housing team has had a significant staff turnover in the past 2 + years.*
 - Nicole, thank you I have had the same specialist for a year, and it used to be 2-3 a year so I can see improvement
 - Brooke has seen improvement and is happy as well.
 - Shannon, I like that I can reach out to Mr. Bishop, and he responds to me if I have any concerns. Keep up the good work as it is hard to train and keep staff now a days.
 - Susan feels that the staff case load is on the large size and wonders if this will continue to grow or decrease in the coming years.

- RHA hired an HR Specialist in 2024 to assist with onboarding and training of new staff and continue with continual training to ensure the best and most qualified staff are working with our voucher holders.
- All agreed they have seen us behind on recertifications and are happy to see we have hired assistance to get caught up
- HCV Specialists are being sent through Certification training, and all staff will be certified by December 31, 2025.
- All agreed and supported educational growth,
- Susan and Brian requested a copy of training requirements that Allied undertakes.
- RHA's Core Values are a guide for staff to act with high integrity. Staff participate in workshops for Fair Housing and also to improve diversity, integrity, and service. Staff are also being trained in organization and customer service skills.
- Brooke, in the past it was hard to get ahold of anyone here and or case managers kept changing, I like to be able to go to the website and know who to call and email. I find a more professional team now than it used to be.
- Nicole agreed with Brooke, there is noticeable improvement in the organization, but I'd like to see more transparency and future plans on the website.

- **Future Plans**

- **Comments**

- Nicole, will the update full administrative plan be posted on the website if so, when?
- When is the next board meeting scheduled?
- Brian, the logo looks great but outdated will there be a choice and folks vote on them?

- **End Session**

RESIDENT ADVISORY BOARD (RAB)

Shannon Jones – Hugh Stewart: sljones49@yahoo.com

Bonnie Zeiba – WRPV XV 2000 Lake Washington LLC: bonniejeanz@hotmail.com

Brian Harper – Sunset Gardens, Unit 422: harperbrian042@gmail.com

Susan McCann – Sunset Gardens, Unit 322: smccannsavannah@yahoo.com

Nicole Gilbert – Evergreen Terrace, Unit 24C: gilbertgal721@gmail.com

Mario Suiters – Evergreen Terrace, Unit 24D: mariosuiters@gmail.com

Brooke Vance- Evergreen Terrace, Unit 57C: bev98056@comcast.net

Attendance

Name	In Person	Online	Absent
Jones		X	
Zeiba			X
Harper	X		
McCann	X		
Gilbert		X	
Suiters	X		
Vance		X	

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sunaree Marshall, the Director - HCD Division
Official's Name Official's Title
certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the WA011 - HA City of Renton PHA Name is consistent with the

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:
King County Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Renton Housing Authority's Annual PHA Plan is consistent with the goals and objectives outlined and identified in the King County Consortium Consolidated Plan and the Analysis of Impediments to Fair Housing Choice, as it outlines the agency's community revitalization work, efforts to expand quality affordable housing options, and strategies to address and prevent discriminatory practices and behaviors.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (48 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Sunaree Marshall</u>	Title: <u>Director - HCD Division</u>
Signature: 	Date: <u>10/2/25</u>

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REG, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder of Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form Identification: WA011 - HA City of Renton form HUD-50077-SL (Form ID - 5686) printed by Michael Bishop in HUD Secure Systems/Public Housing Portal at 09/29/2025 12:35PM EST

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Renton Housing Authority

PHA Name

WA011

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:
Michael S Bishop

Name of Board Chairperson:
Valentine Portolano-Rose

Signature:



09/23/2025

Date:

Signature:



09/23/2025

Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Certifications of Compliance with PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. 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' for people with physical disabilities.
12. 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.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
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 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
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 regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

HA City of Renton

PHA Name

X Annual PHA Plan for Fiscal Year 2026

 5-Year PHA Plan for Fiscal Years 20-20

I/we, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (42 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

WA011

PHA Number/HA Code

Name of Executive Director: **MR Michael Bishop**

Signature:

Date:

9/23/2025

Name of Board Chairwoman: **Valentine Portolano-Rose**

Signature:

Date:

09/23/2025

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden 0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice: The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: WA011-HA City of Renton form HUD-50077-ST-HCV-HP (Form ID -1853) for CY 2026 printed by Michael Bishop in HUD Secure Systems/Public Housing Portal at 12/02/2025 02:43PM EST

Previous version is obsolete

Page 1 of 1

form HUD-50077-ST-HCV-HP (09/30/2027)