

Washington County CDA Annual PHA Plan 2026

No significant changes are planned to the goals, objectives, and policies of the 2025-2029 PHA 5-Year Plan.

Progress to the goals of the 2025-2029 PHA 5-Year Plan:

Expand Housing Opportunities

- Applied for and received 25 additional Family Unification Program Vouchers.
- Administered the homeownership program offering HomeStretch classes twelve times a year.
- New assisted units utilizing the CDA's available Faircloth authority were constructed. Bluestem Apartments opened in 2025.

Improve the quality of assisted housing

- Updated and implemented Admin and ACOP plans with new HOTMA requirements by July 2025.

Increase assisted housing choices

- Increased voucher payment standards in 2024 and 2025 to 105% of FMR for one-and two-bedroom units to meet needs of participants to find affordable units. Three-bedroom units and larger, are at 100% of FMR.
- Increased landlord participation with 25 new landlords accepting rental assistance payments in 2025.
- Implementing MTW authority to eliminate utility reimbursement payments and convert utility allowance deductions based on bedroom size only. The initiative furthers the objective of simplifying and creating efficiency within the program. Change to utility allowances also provides clarification in affordability to participants.

Contribute to the goal of ending homelessness

- Emergency Housing building is slated to be completed by the fall of 2025 for singles that are experiencing homelessness.
- Continue to participate in Heading Home collaborative. CDA staff attends the monthly meeting and is a member of the executive board.
- Continue to fully utilize Mainstream, Family Unification Program, and VASH vouchers.

Increase Community Awareness

- Producing and distributing property owners/manager newsletter quarterly using e-newsletter platform.
- Producing and distributing participant newsletter quarterly using e-newsletter platform.
- The CDA has attended and promoted services at four community events in 2025.
- The CDA has an active presence on social media with 4-8 posts per month.

Increase Community Partnerships

- Since 2018 the CDA has increased partnerships to leverage developable acreage by awarding cities within the county \$525,000 for a total of 26 grants covering more than 2,000 acres for planning and predevelopment studies to encourage new development and redevelopment opportunities.

Promote self-sufficiency and asset development of assisted households

- Received Family Self-Sufficiency renewal funding for 2025 to support the FSS Coordinator position.
- Continue to provide support for Service Coordinator for all CDA owned senior properties.
- Information on the Career Force Center is included in the participant quarterly newsletter.

Ensure equal opportunity and affirmatively further fair housing

- Hired Affordable Housing Connects, Inc. to conduct fair housing training across the Twin Cities metro area including Washington County.
- Hired Minnesota Homeownership Center to revamp homebuyer education materials to be more inclusive.
- Hired Home Line for the Eviction Prevention Project. Home Line advised 87 Washington County households on eviction prevention.
- Provided education to landlords and tenants on rights and responsibilities.
- Enhanced Homebuyer Education & work with public and non-profit agencies to expand information and services related to fair lending and foreclosure prevention.
- Encourage inclusive housing location policies for both private and public housing providers.
- CDA staff attended multiple virtual fair housing and civil rights training.
- CDA adopted an amended Fair Housing Policy to enhance and elaborate on the Agency's policies and practices for affirmatively furthering fair housing and updated guidance for compliance for various programs.