

**SECTION 811
LOCAL APPLICATION PACKAGE**

**SUPPORTIVE HOUSING
FOR PERSONS WITH DISABILITIES**



**Region X Seattle Multifamily Hub
909 1st Avenue, Suite 190
Seattle, Washington 98104-1000**

Prepared April 2011

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INTRODUCTION

We appreciate your interest in the Section 811 program. The Section 811 Capital Advance Program funds the construction, substantial rehabilitation, or acquisition of housing for the very low-income persons with disabilities. Ongoing operation of the housing is assisted by a project rental assistance contract pursuant to the Housing Act of 1959, as amended by Section 801 of the National Affordable Housing Act.

The intent of this Local Application Package is to complement the NOFA (Notice of Funding Availability) for this program. The NOFA is available on the Internet through the HUD web site at <http://www.hud.gov/offices/adm/grants/fundsavail.cfm>

If you would like to be placed on the Region X Section 811 mailing list, please send an email message to Kristine.Martin@hud.gov. Please include your organization's name, contact person, address, phone number, fax number, and email address.

Grants Available under the 2010 SuperNOFA

Although it is 2011, this grant is available under the 2010 Super NOFA. Funds were reserved for this program under the FY 2010 Federal budget.

Most HUD grant programs are consolidated in one SuperNOFA generally published annually. Application and submission requirements that apply to all programs are identified in the **General Section** of the NOFA. Program specific requirements and submission dates are published in each **Program NOFA**. If you are considering applying for a Section 811 grant, **please be sure you read BOTH the General Section and the Program NOFA, as instructions may have changed considerably.**

Submission Procedures:

Electronic submission continues to be mandatory unless the applicant receives a written waiver of this regulatory requirement. Procedures for obtaining a waiver are contained in "Section IV, Application and Submission Information" of the General Section and "Section IV, Application and Receipt Instructions" of the 202 NOFA.

In order to apply electronically, you must be registered. Applicants are required to complete a five-step registration process in order to submit their applications electronically and previously registered applicants must annually update their information in the Central Contractor Registration (CCR) for the registration to remain viable. Information on registering is contained in the General Section.

Due to the mandatory on-line submission, each funding opportunity is posted on Grants.gov. Applicants must download both the Application Instructions and the Application Package. Instructions on How to Download an Application Package and Application Instructions can be found in the General Section of the NOFA, pages 32-49 and the 811 NOFA, pages 47-49.

There have been substantial changes in the application and development process in recent years. Failure to meet HUD requirements will result in disapproval of an application. Before preparing your application, you should carefully review this document and the following regulations and HUD issuances.

- **General Section NOFA:** Notice of HUD's Fiscal Year (FY) 2010 Notice of Funding Availability (NOFA): Policy Requirements and General Section to the FY 2010 SuperNOFA for HUD's Discretionary Programs. Available at: <http://www.hud.gov/offices/adm/grants/nofa10/gensec.pdf>.

- **Section 811 Program NOFA:** Section 811 Supportive Housing for Persons with Disabilities Program (Section 811 Program Funding Opportunity Number: FR-5415-N-39). Available at: <http://www.hud.gov/offices/adm/grants/nofa10/811nofa.pdf>.
- Section 811 Regulations, Title 24 Code of Federal Regulations, Part 891 Subparts A and C.
- HUD Handbook 4571.2, "Section 811 Supportive Housing for Persons with Disabilities" (June 1991), particularly Chapters 1 and 2. Available at: http://www.hud.gov/offices/adm/handbks_forms/index.cfm.

Other Section 811 guidance used after the fund reservation is awarded -

- **Notice H 96-102 (HUD)**, "Redesigned Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities Programs - Firm Commitment Processing to Final Closing." November 26, 1996. As extended.
- **Handbook 4571.4** - "Supportive Housing for Persons with Disabilities, Conditional Commitment to Final Closing", July 1994.

PLEASE NOTE:

The published Notice of Funding Availability (NOFA) document is the official document that HUD uses to solicit applications. Therefore, if there is a discrepancy between any materials published by HUD in its Federal Register publications and other information provided in paper copy, electronic copy, or at www.grants.gov, the NOFA prevails.

If additional local information is required, please contact Ruth Curtis, Region X NOFA Coordinator, at 971-222-2646 or by email at Ruth.Curtis@hud.gov.

SECTION I. THE SECTION 811 PROGRAM

HUD's Section 811 program is designed to provide financing to assist private nonprofit organizations in the development of housing to serve the very low-income persons with disabilities. It is combined with an assistance payment program that subsidizes the difference between the tenants' contributions toward rent (30 percent of adjusted income) and cost of operating the project.

It is a competitive program. Each year HUD accepts project applications from various nonprofit organizations. Only a portion of the applications received are funded.

To be funded an applicant must show it is experienced in providing services to persons with disabilities, that there is a need for the project, that the proposed project meets specific design and site standards, and that appropriate services will be provided.

Eligible Applicants

Only private nonprofit organizations (with a section 501(c)(3) tax exemption from the Internal Revenue Service), that meet the threshold requirements contained in the General Section III.C.2 and Section III of the Section 811 program NOFA, may apply for the Section 811 program.

PLEASE NOTE – Applicants and or Co-Sponsors must have experience providing housing or services to people with disabilities.

Tenants

Tenants of the project must be very low-income households composed of one or more persons, one of whom is an adult (18 years or older) with a disability. "Very low-income" is considered to be 50 percent of the median household income for an area. No restrictions due to race, creed, color, national origin, or sex are allowed.

Occupancy can be restricted to one of three main disability categories (physically disabled, developmentally disabled, chronically mentally ill). Sponsors may propose to restrict occupancy further to a subcategory of one of these three categories, but detailed information justifying the limitations must be submitted. See the program NOFA for more detailed information.

A person whose sole impairment is alcoholism, drug addiction, or an HIV-positive diagnosis is not eligible for occupancy in a Section 811 project.

Types Of Financing

1. Capital Advance

If selected, HUD will provide funds in the form of a "Capital Advance" to cover the cost of development based on development cost limits published periodically in the Federal Register. Repayment of the advance (with interest) is not required as long as the housing remains available for occupancy by the very low-income persons with disabilities for 40 years. The capital advance will be the lesser of the following:

- a. The audited total development cost; or
- b. The development cost limit reserved for the project (See Attachment I)

The capital advance for a project rehabilitated is subject to additional limitations as addressed in the 811 Handbook.

Projects that incur actual development costs less than the amount of the initial fund reservation shall be entitled to retain 50 percent of the savings in a replacement reserve account or 75 percent of the savings if the project contains energy efficient features.

2. PROJECT RENTAL ASSISTANCE

Project rental assistance is also supplied to cover the difference between the HUD-approved operating cost per unit and 30 percent of the resident's adjusted income. The term of the Project Rental Assistance Contract (PRAC) is three years. HUD anticipates that at the end of the contract term, renewals will be approved subject to the availability of funds. In addition, the Department will reserve project rental assistance contract funds based on 75 percent of the current operating cost standards. This takes into account the average tenant contribution toward rent.

Development Methods

The following development methods are allowed under the program:

- New construction
- Substantial Rehabilitation
- Acquisition with or without rehabilitation

811 capital advance funds may also be used in combination with low income housing tax credits to develop a **“mixed-finance” project**, which can include additional units. HUD will not provide PRAC for the additional non-Section 811 units and the applicant must find any necessary rental assistance from other sources. In addition, the total number of people with disabilities living in both the Section 811 units and the additional units cannot exceed the total allowed by the NOFA.

The development of a mixed-use project in which the Section 811 units are mortgaged separately from the other uses of the structure is not considered a mixed-finance project. Also, the use of other funding sources such as HOME funds or CDBG funds does not make a project a mixed-finance project. Only the use of tax credits makes a project a mixed-finance project.

Types Of Housing

Projects under the Section 811 program must be group homes, independent living projects (ILP) or dwelling units in multifamily housing developments, condominium and cooperative housing. Each independent living unit must contain a kitchen and a bathroom. The project must also include a percentage of accessible units in accordance with state and local codes and must meet design requirements of the Fair Housing Law.

Regulations establish the following maximum project size:

Group Homes	Maximum – 6 persons with disabilities
	Minimum – 2 persons with disabilities

There is no exception to the maximum project size limit for a group home. An additional one-bedroom unit may be included for a resident manager. Only one person per bedroom is allowed unless two residents choose to share one bedroom.

Independent Living Project (ILP) Maximum – 14 persons with disabilities plus a resident manager unit (one or two bedroom).
Minimum – 5 units per site.

An optional resident manager's bedroom/unit is not counted when determining the size limits. However, the resident manager's unit is counted when determining the number of units requested in an allocation area (i.e 10 units for Alaska allocation area includes manager's unit). The resident manager's unit can be a one or two bedroom unit.

If the project is to be located next to an existing housing project for persons with disabilities, the total number of persons with disabilities housed in both the existing and the proposed project cannot exceed 14.

An exception to this size limit can be requested.

The following types of housing or activities are **unacceptable**:

Housing that is currently owned or leased that has been occupied by people with disabilities for longer than one year prior to the application deadline date; Nursing homes, infirmaries, medical facilities; Transitional housing; Mobile homes; Intermediate care facilities; Assisted living facilities; Community centers with or without special components for use by persons with disabilities; Headquarters for organizations for persons with disabilities; Sheltered workshops and centers for persons with disabilities.

Refinancing of sponsor-owned facilities without rehabilitation is not allowed. Housing that the applicant owns or leases that has been occupied by persons with disabilities for more than one year is also not eligible.

Property Requirements

Sponsors of 811 housing projects do not need to have site control at the time of application submission although projects with site control are funded first. Acceptable evidence of site control is limited to the following:

1. A deed or long-term leasehold in the sponsor's name. Term of lease must be at least 50 years and be renewable for another 25 years, except for sites on Indian trust land, in which case, the term of the lease must be at least 50 years with no requirement for extensions.
2. A contract of sale for the site. The only condition on the sale can be your receipt and acceptance of the capital advance. Conditions limiting the use of the site to low-income housing are not acceptable.
3. An option agreement to purchase or for long-term leasehold which must remain in effect for six months from the date on which the applications are due, and must be renewable for a minimum of six months. It must state a firm price. The only condition on which the option may be terminated is if the project is not awarded a fund reservation.

Additional conditions apply to sites covered by a mortgage under a HUD program or sites to be acquired from a public body. Please review the Program NOFA for specifics.

If the Sponsor does not have site control of the property, reasonable assurance must be provided that the Sponsor will have control of the site within six (6) months of notification of fund reservation.

Note that all approvable applications with site control will be selected for funding before any applications with sites only identified are selected.

Supportive Services

Supportive services are essential to enable persons with disabilities to enjoy a stable living environment. Applicants must arrange for the provision and funding of these services appropriate to the assessed needs of the residents. Section 811 money **cannot** be used to fund services and residents cannot be required to accept any supportive services as a condition of occupancy.

Housing Consultants

The use of professional housing consultants to help with the development of the project is highly recommended. The fees of a HUD-approved consultant will be included in the project replacement cost. **See the General Section of the NOFA, Federal Register published December 28, 2008, page 79553 (third column) regarding salary limitations for consultants.**

A good, experienced consultant will save the sponsor time and money. However, the quality of consultants varies widely. HUD cannot recommend consultants so be sure to investigate a potential consultant thoroughly. Suggested questions to ask are listed below:

1. How many 202/811 Capital Advance Program projects have you personally served as the prime Consultant and taken a project from Fund Reservation through Final Closing? Is your experience within the last 3 years? What HUD offices have you worked with?
2. Within the last 5 years, how many "firm commitment applications" were you able to deliver to HUD within 180 days from the date of the notification of selection letter? Were any time extensions given? If so, explain.
3. Within the last 5 years, how many initial closings have you completed? Of these, how many were completed within 18 months from the date of the notification letter? Explain.
4. Within the last 5 years, how many projects were you able to bring to final closing? Of those, how many were completed within 6 months of construction completion? Explain.
5. Do you attend HUD SuperNOFA Workshops? What was the most recent workshop you attended?
6. Who in the firm will actually be working on the application? What is their experience?

SECTION II. THIS YEAR'S FUNDING

2010 Allocation

The Region X Seattle Multifamily Hub is responsible for four states: Alaska, Oregon/Idaho, and Washington. This year the allocation is for all four states—it is not divided by state as it has been in the past.

Region X is allocated 32 units (\$4,481,308).

NOTE: The actual number of units funded will be subject to the availability of Section 811 Capital Advance and Project Rental Assistance funds unused in allocation areas nationally.

Any non-revenue producing unit proposed for a project must be included within the total units requested in an application. For example, if a project is selected for 12 units, it is expected that, if a non-revenue unit (i.e., resident manager's unit) is anticipated, the configuration would be 11 revenue units and 1 non-revenue unit. Non-revenue units cannot be added to a project at a later stage of processing.

HUD will reject an application if it exceeds the maximum number of units allocated to the Region.

SECTION III. PROJECT REQUIREMENTS

Financial Obligations

Selected applicants receive Capital Advance funding which covers most of the cost of the project; however the applicant/sponsor does have some financial obligations. The Sponsor must have the money or have access to money to meet those obligations. The Sponsor makes such a commitment by signing the Form HUD-92042, Sponsor's Resolution for Commitment to Project in Exhibit 8(g) of the application found in Section IV.B.

Sponsors must provide a minimum capital investment of one-half of one percent of the HUD-approved capital advance amount, not to exceed \$10,000. This amount will be returned to the Owner if the project reaches final closing within a reasonable period after construction is completed. Funds for this minimum capital investment may not be borrowed, nor may letters of credit be used.

Additional funds may be required as follows:

1. Front-end money for expenses prior to the initial closing of the project. This will include such items as architect fees, survey fees, appraisal, etc. Most of these items will be reimbursed after initial closing.
2. Incremental development and operational cost of project costs of amenities not eligible to be included in the capital advances or the project rental assistance contract.
3. Necessary off-site drives, road improvements, walkways, etc., which may not be included in the capital advance.
4. Demolition of structures on the site.
5. Unforeseen expenses incurred during construction or operation of the project.
6. Supportive services for the tenants.

Relocation

All HUD-assisted programs are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the implementing government-wide regulation at 49 CFR part 24, and 24 CFR 891.555(e). The Uniform Act's protections and assistance apply to acquisitions of real property and displacements resulting from acquisition, rehabilitation, or demolition of real property for federal or federally assisted programs or projects. Please see the General Section and the Section 811 Program NOFA for details.

Evidence of compliance with this advance notice requirement must be included in Exhibit 4(d)(iv) of your application. PLEASE NOTE – A certification of compliance for this requirement is not sufficient. Evidence must be provided. An appraisal is not required to meet this requirement; however the Sponsor's files must include an explanation, with reasonable evidence, of the basis for the estimate.

When the acquired property is occupied or leased by any person or business, relocation requirements are a consideration. The only exception would be an owner-occupied property listed for sale, if the owner receives the required notice. Relocation requirements are very technical and complicated. Accordingly, if the site of a proposed project is occupied, the applicant should contact the HUD Office Relocation Specialist before the application is submitted. Relocation can be very expensive, particularly if it is not planned and conducted in an efficient, timely manner.

Management And Maintenance Services

The Owner Corporation is required to provide, or contract to have provided, all the management and maintenance services typical in the area for the type of housing contemplated.

Supportive Service Plans

It is expected that, in addition to housing, supportive services will be provided for Section 811 housing tenants. Applicants are required to include a Supportive Services Plan describing the supportive services proposed for the anticipated occupants, including an accounting of the public or private funds expected to fund the proposed services and an explanation of the manner in which the services will be provided to the proposed residents

The Sponsor must submit the Supportive Service Plan to the appropriate state agency for the agency to complete the supportive services certification required in the application. **See Attachment IV for a list of local state agencies in Region X.**

Residents can not be required to accept any supportive services as a condition of occupancy or admission.

Historic Preservation/Section 106 compliance

The applicant is required to send a letter to the State/Tribal Historic Preservation Officer (SHPO/THPO) to initiate consultation with their office and request a review of your determinations and findings with respect to the historical significance of your proposed project. A sample letter to the SHPO/THPO that you may adapt for your use is available on HUD's website at <http://www.hud.gov/offices/adm/grants/fundsavail.cfm> You must include a copy of your letter to the SHPO/THPO in your application and copy of the response letter(s) received from the SHPO/THPO or a statement that you have not received a response letter(s) from the SHPO/THPO. See Attachment III for a list of State Historic Preservation Offices (SHPO).

Washington State: Please use form EZ-1 for new construction and form EZ-2 and/or EZ-3 for rehab of existing facilities in lieu of the sample SHPO letter on the Section 811 Program NOFA webpage. Find the forms here: <http://www.dahp.wa.gov/pages/Documents/EnvironmentalReview.htm>

Oregon: Please contact SHPO to determine the appropriate form to use for your project. http://www.oregon.gov/OPRD/HCD/SHPO/preservation_106.shtml

Idaho and Alaska: Please use sample SHPO letter that can be found on the HUD Funds Available web site at: <http://www.hud.gov/offices/adm/grants/nofa10/grp811.cfm>.

Contacting Tribes for Historic and Cultural Resources

All states: In the Northwest, HUD must contact tribes for all ground disturbing activities. As such, HUD will contact tribes once applications are received. To assist HUD in this process, please attach to the application the sample SHPO/THPO Letter that can be found on the Program NOFA webpage at: <http://www.hud.gov/offices/adm/grants/nofa09/grp811.cfm>

Include in the attached letter the following information about the project:

- Description of project and area that it may affect (area of potential affect) (*example: The proposed project is located within the new Hope VI redevelopment project in the White Center area of Seattle*)
- What HUD funds will be used for, what other funds are in the project. (*Example: The HUD funds will be used for site purchase and construction costs of an 82-unit apartment building.*)
- Current description of project.
- Street address and legal address (Section/Township/Range).
- Pictures and a topographic map of the site.

Sole Source Aquifers

All Region X states: Please determine if your project will be located on a sole source aquifer or stream flow source area using the following links:

http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg10.pdf

[http://yosemite.epa.gov/r10/water.nsf/b1edf256c3d7d444882567e600623096/da11293f2c13369088257110006be3a9/\\$FILE/Troutdale%20SSA%20Support%20Doc.pdf](http://yosemite.epa.gov/r10/water.nsf/b1edf256c3d7d444882567e600623096/da11293f2c13369088257110006be3a9/$FILE/Troutdale%20SSA%20Support%20Doc.pdf)

If your site is on one of these areas, please complete and submit the following checklist (including backup documentation) with your application.

<http://www.hud.gov/local/shared/working/r10/environment/aquifers.doc>

Coastal Zone Management

Western Washington State: Please follow the Coastal Zone Management Protocol found at:

<http://www.hud.gov/local/shared/working/r10/mf/coastalzonemgmt.pdf>

More Information

Please read the Program NOFA and General Section carefully and provide a copy to your third party professionals for them to read before completing their report. The NOFA requirements change in subtle ways from year to year. If a report is prepared based on a prior year's instructions, new requirements may be missed and the application may be rejected.

Consolidated Plan

Each applicant must submit a Certification of Consistency with the Consolidated Plan, Form HUD-2991, for the jurisdiction in which the proposed project will be located. The certification must be made by the local government if that local government has a Consolidated Plan. Only if the local government does not have a consolidated plan, the certification must be made by the State. **All certifications must be made by the public official responsible for submitting the Plan to HUD.**

See Attachment II for list of jurisdictions in Region X with Consolidated Plans.

Single Point Of Contact (SPOC)

The Section 811 program is subject to Executive Order (EO) 12372, “Intergovernmental Review of Federal Programs”. The Order allows each State to designate an entity to perform the function of coordination and review of proposed Federal assistance projects.

NOTE: No states in Region X (Alaska, Idaho, Oregon and Washington) participate in the Executive Order (EO) 12372 (SPOC) program.

Logic Model

The Program Outcome Logic Model, Form HUD-96010 has taken on a more significant role not only in the application but also through the development process. The Logic Model in exhibit 8j must list the major development stages for the project with associated measures that must be met in order to get the project to initial closing and start of construction within the 18-month fund reservation period, full completion of the project, and final closing. Note that a pdf version of the Logic Model will not be accepted.

If the project is funded the Logic Model will capture information in two stages. The first will relate data on initial closing, construction, and final closing. The second stage will require the Owner to submit a completed HUD-96010, Logic Model on an annual basis. Because the model will be used for the life of the project it is important to ensure that the Logic Model accurately reflects the applicant’s proposed plan.

Energy Conservation –Recommended

HUD has adopted a wide-ranging action plan for improving energy efficiency in all programs areas – including the Section 811 Program.

Please check out the following web sites for more information:

FHA Multifamily

<http://www.hud.gov/energystar/fhamulti.cfm>

Energy Star: Saving Money and Energy in HUD Assisted and HUD-Financed Housing

<http://www.hud.gov/energystar/housingindustry.cfm>

SECTION IV. SUBMISSION REQUIREMENTS FOR A SECTION 811 FUND RESERVATION

Applicants are required to submit an electronic application unless they receive a waiver of the requirement. See the General Section for information on electronic application submission, procedures for requesting a waiver, and timely submission and receipt requirements. All information required to complete and return a valid application is included in the General Section and the specific program NOFA, including other related documents. Applicants may download the application and instructions from the Grants.gov website at http://www.Grants.gov/applicants/apply_for_grants.jsp

If you have difficulty accessing the information you may call the Grants.gov Support Desk toll free at (800) 518-GRANTS or email your questions to Support@Grants.gov

Faxing Documents

All applicants must complete the facsimile transmittal form (form HUD 96011), even if they are not faxing any documents. In the section of the form titled "Name of Document Transmitting" enter the name of the document or "Nothing Faxed with this Application". Complete the remaining highlighted fields and enter the number of pages faxed or "0" in the section of the form titled "How many pages (including cover) are faxed?" All applicants must move the form to the right side of the Grants.gov application to open and complete the form. Forms on the right side of the application get uploaded as part of the application submission with the forms getting embedded ID numbers. The embedded ID numbers allows HUD to match faxes with application submission.

SECTION V. HOW TO HAVE A WINNING APPLICATION

Suggestions To Improve The Application

Please read and then re-read the NOFA carefully and submit all required exhibits. Most rejected applications are due to the applicant not carefully reading the NOFA.

1. Be quantitative in your exhibits. Include how many, how much, for how long, and so on. For example, say how many years the Sponsor has provided housing, how many units and for how many people (including how many minorities). Be concise and to the point.
2. Respond to all parts of the exhibit description. For example, if the exhibit asks for a description of the applicant's experience with development, physical management, and financial management of projects, be sure to discuss the applicant's experience in all three categories.
3. If the applicant lacks extensive experience providing services to adults with disabilities, consider finding a co-sponsor who does have experience.
4. Have a good site. This includes having a good location, no unusual site improvements existing or needed (for example, fill), and no possible environmental problems. Pay particular attention to the site control requirements. If the requirements are not met, the application will be rejected.
5. Don't assume that the reviewers of the application will know about local conditions, organizations, or local concerns. The reviewers will be housing specialists, without extensive experience with persons with disabilities and may not even be located in the Northwest. Explain everything.
6. For clarity and ease of reference, state the exhibit requirement(s) and/or statement first, and then provide the response.
7. **STUDY ALL THE INFORMATION PROVIDED** (i.e., NOFA, ETC.).

Common Mistakes Made By Sponsors

1. Site control fails to meet the minimum requirements. Read the application requirements carefully. An option agreement must extend at least six months after the application deadline and be renewable. Other conditions also apply.
2. Site control is not required, but the application must, at a minimum, identify a specific site for the project.
3. An environmental report is submitted, but it is not a current Phase 1 Environmental Site Assessment. For all 202s and for 811s with site control, a Phase 1 Environmental Site Assessment is required and it must meet the applicable standard. No substitutes are accepted
4. The applicant's experience is not adequately described in the application. Experience should be quantified whenever possible. Give dates and/or length of experience. Describe management as well as development experience. The experience of individual staff members, the service provider or consultant does not count towards the applicant's experience.
5. The applicant does not have experience with people with disabilities, in which case the applicant is not eligible for the program.

6. If the applicant/sponsor lacks experience with a project of similar size whether housing or service provision, the sponsor would be wise to find a co-sponsor with experience. The co-sponsor must meet all of the same qualifications as the sponsor.
7. Sponsor proposes independent living units with shared bathrooms and/or kitchens. This is unacceptable. Each unit in an independent living project must contain a complete kitchen and bathroom.
8. Sponsor proposes a scattered site 811 project with only one unit per site. This is not acceptable. A Sponsor can propose scattered sites as long as each site consists of at least five (5) units and the Sponsor has site control for all sites.
9. Sponsor does not have non-profit status from the Internal Revenue Service or the IRS is still processing its application for that status. The application will be rejected.
10. Sponsor does not have a good, experienced consultant.

**Schedule of Development Cost Limits
Section 811 Supportive Housing for Persons with Disabilities**

**2010
ALASKA**

HUD CAPITAL ADVANCE LIMITS (Independent Living)			
ELEVATOR CONSTRUCTION			
For use with FY10 Applications - Effective 01/01/11			
ALASKA AREA - BASE CITY ANCHORAGE			
SECTION OF THE ACT	BASE AMT	BR	360%
202 & 811	\$54,447	0	\$196,009
202 & 811	\$62,414	1	\$224,690
202 & 811	\$75,896	2	\$273,226
811 only	\$98,184	3	\$353,462
811 only	\$107,777	4	\$387,997

HUD CAPITAL ADVANCE LIMITS (Independent Living)			
NON-ELEVATOR CONSTRUCTION			
For use with FY10 Applications - Effective 01/01/11			
ALASKA AREA - BASE CITY ANCHORAGE			
SECTION OF THE ACT	BASE AMT	BR	360%
202 & 811	\$51,739	0	\$186,260
202 & 811	\$59,655	1	\$214,758
202 & 811	\$71,944	2	\$258,998
811 only	\$92,091	3	\$331,528
811 only	\$102,593	4	\$369,335

HUD CAPITAL ADVANCE LIMITS (Group Homes)			
PHYSICAL/DEVELOPMENTAL DISABILITY			
For use with FY10 Applications - Effective 01/01/11			
ALASKA AREA - BASE CITY ANCHORAGE			
Number of Residents	BASE Amt		360%
2	\$206,358		\$742,889
3	\$221,908		\$798,869
4	\$237,461		\$854,860
5	\$253,011		\$910,840

6	\$268,546	\$966,766
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HUD CAPITAL ADVANCE LIMITS (Group Homes)			
CHRONIC MENTAL ILLNESS			
For use with FY10 Applications - Effective 01/01/11			
ALASKA AREA - BASE CITY ANCHORAGE			
Number of Residents	BASE Amt		360%
2	\$199,198		\$717,113
3	\$214,211		\$771,160
4	\$227,547		\$819,169
5	\$240,883		\$867,179
6	\$254,218		\$915,185

**Schedule of Development Cost Limits
Section 811 Supportive Housing for Persons with Disabilities**

**2010
IDAHO**

HUD CAPITAL ADVANCE LIMITS (Independent Living)						
ELEVATOR CONSTRUCTION						
For use with FY10 Applications - Effective 01/01/11						
IDAHO AREAS - BASE CITY BOISE						
			Boise	Coeur D'Alene	ID. Falls	Pocatello
SECTION OF THE ACT	BASE AMT	BR	164%	161%	166%	159%
202 & 811	\$54,447	0	\$89,293	\$87,660	\$90,382	\$86,571
202 & 811	\$62,414	1	\$102,359	\$100,487	\$103,607	\$99,238
202 & 811	\$75,896	2	\$124,469	\$122,193	\$125,987	\$120,675
811 Only	\$98,184	3	\$161,022	\$158,076	\$162,985	\$156,113
811 Only	\$107,777	4	\$176,754	\$173,521	\$178,910	\$171,365

HUD CAPITAL ADVANCE LIMITS (Independent Living)						
NON - ELEVATOR CONSTRUCTION						
For use with FY10 Applications - Effective 01/01/11						
IDAHO AREAS - BASE CITY BOISE						
			Boise	Coeur D'Alene	ID. Falls	Pocatello
SECTION OF THE ACT	BASE AMT	BR	164%	161%	166%	159%
202 & 811	\$51,739	0	\$84,852	\$83,300	\$85,887	\$82,265
202 & 811	\$59,655	1	\$97,834	\$96,045	\$99,027	\$94,851
202 & 811	\$71,944	2	\$117,988	\$115,830	\$119,427	\$114,391
811 only	\$92,091	3	\$151,029	\$148,267	\$152,871	\$146,425
811 only	\$102,593	4	\$168,253	\$165,175	\$170,304	\$163,123

HUD CAPITAL ADVANCE LIMITS (Group Homes)						
PHYSICAL/DEVELOPMENTAL DISABILITY						
For use with FY10 Applications - Effective 01/01/11						
IDAHO AREAS - BASE CITY BOISE						
			Boise	Coeur D'Alene	ID. Falls	Pocatello
Number of Residents	BASE Amt		171%	168%	173%	166%
2	\$206,358		\$352,872	\$346,681	\$356,999	\$342,554
3	\$221,908		\$379,463	\$372,805	\$383,901	\$368,367
4	\$237,461		\$406,058	\$398,934	\$410,808	\$394,185
5	\$253,011		\$432,649	\$425,058	\$437,709	\$419,998
6	\$268,546		\$459,214	\$451,157	\$464,585	\$445,786

HUD CAPITAL ADVANCE LIMITS (Group Homes)						
CHRONIC MENTAL ILLNESS						
For use with FY10 Applications - Effective 01/01/11						
IDAHO AREAS - BASE CITY BOISE						
			Boise	Coeur D'Alene	ID. Falls	Pocatello
Number of Residents	BASE Amt		171%	168%	173%	166%
2	\$199,198		\$340,629	\$334,653	\$344,613	\$330,669
3	\$214,211		\$366,301	\$359,874	\$370,585	\$355,590
4	\$227,547		\$389,105	\$382,279	\$393,656	\$377,728
5	\$240,883		\$411,910	\$404,683	\$416,728	\$399,866
6	\$254,218		\$434,713	\$427,086	\$439,797	\$422,002

Boise: Ada, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Washington

Coeur d'Alene: Benewah, Bonner, Boundary, Clearwater, Idaho, Kootenai, Latah, Lewis, Nez Perce, Shoshone

Idaho Falls: Adams, Bingham, Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton, Vally

Pocatello: Bannock, Bear Lake, Blaine, Camas, Caribou, Cassia, Franklin, Gooding, Jerome, Lincoln, Minidoka, Oneida, Power Twin Falls

**Schedule of Development Cost Limits
Section 811 Supportive Housing for Persons with Disabilities**

**2010
OREGON**

HUD CAPITAL ADVANCE LIMITS (Independent Living)						
ELEVATOR CONSTRUCTION						
For use with FY10 Applications - Effective 01/01/11						
OREGON AREAS - BASE CITY PORTLAND						
			Portland	Bend	Coos Bay	Eugene
SECTION OF THE ACT	BASE AMT	BR	215%	215%	203%	211%
202 & 811	\$54,447	0	\$117,061	\$117,061	\$110,527	\$114,883
202 & 811	\$62,414	1	\$134,190	\$134,190	\$126,700	\$131,694
202 & 811	\$75,896	2	\$163,176	\$163,176	\$154,069	\$160,141
811 Only	\$98,184	3	\$211,096	\$211,096	\$199,314	\$207,168
811 Only	\$107,777	4	\$231,721	\$231,721	\$218,787	\$227,409

HUD CAPITAL ADVANCE LIMITS (Independent Living)						
NON - ELEVATOR CONSTRUCTION						
For use with FY10 Applications - Effective 01/01/11						
OREGON AREAS - BASE CITY PORTLAND						
			Portland	Bend	Coos Bay	Eugene
SECTION OF THE ACT	BASE AMT	BR	215%	215%	203%	211%
202 & 811	\$51,739	0	\$111,239	\$111,239	\$105,030	\$109,169
202 & 811	\$59,655	1	\$128,258	\$128,258	\$121,100	\$125,872
202 & 811	\$71,944	2	\$154,680	\$154,680	\$146,046	\$151,802
811 only	\$92,091	3	\$197,996	\$197,996	\$186,945	\$194,312
811 only	\$102,593	4	\$220,575	\$220,575	\$208,264	\$216,471

HUD CAPITAL ADVANCE LIMITS (Group Homes)						
PHYSICAL/DEVELOPMENTAL DISABILITY						
For use with FY10 Applications - Effective 01/01/11						
OREGON AREAS - BASE CITY PORTLAND						
			Portland	Bend	Coos Bay	Eugene
Number of Residents	BASE Amt		224%	224%	212%	220%
2	\$206,358		\$462,242	\$462,242	\$437,479	\$453,988
3	\$221,908		\$497,074	\$497,074	\$470,445	\$488,198
4	\$237,461		\$531,913	\$531,913	\$503,417	\$522,414
5	\$253,011		\$566,745	\$566,745	\$536,383	\$556,624
6	\$268,546		\$601,543	\$601,543	\$569,318	\$590,801

HUD CAPITAL ADVANCE LIMITS (Group Homes)						
CHRONIC MENTAL ILLNESS						
For use with FY10 Applications - Effective 01/01/11						
OREGON AREAS - BASE CITY PORTLAND						
			Portland	Bend	Coos Bay	Eugene
Number of Residents	BASE Amt		224%	224%	212%	220%
2	\$199,198		\$446,204	\$446,204	\$422,300	\$438,236
3	\$214,211		\$479,833	\$479,833	\$454,127	\$471,264
4	\$227,547		\$509,705	\$509,705	\$482,400	\$500,603
5	\$240,883		\$539,578	\$539,578	\$510,672	\$529,943
6	\$254,218		\$569,448	\$569,448	\$538,942	\$559,280

Portland: Clark & Skamania in WA, Clackamas, Columbia, Multnomah, Washington, Yamill

Bend: Klickitat in WA, Oregon counties east of the Cascade Mountains

Coos Bay: Clatsop, Coos, Curry, Lincoln, Tillamook and portions of Douglas and Lane west of the Coast Range Mountains.

Eugene: Benton, Jackson, Josephine, Linn, Marion, Polk and those portions of Douglas and Lane east of the Coast Range Mountains.

**Schedule of Development Cost Limits
Section 811 Supportive Housing for Persons with Disabilities**

**2010
WESTERN WASHINGTON**

HUD CAPITAL ADVANCE LIMITS (Independent Living)								
ELEVATOR CONSTRUCTION								
For use with FY10 Applications - Effective 01/01/11								
WASHINGTON AREAS - BASE CITY SEATTLE								
SECTION OF THE ACT	BASE AMT	BR	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
			240%	226%	226%	240%	210%	240%
202 & 811	\$54,447	0	\$130,673	\$123,050	\$123,050	\$130,673	\$114,339	\$130,673
202 & 811	\$62,414	1	\$75,896	\$141,056	\$141,056	\$149,794	\$131,069	\$149,794
202 & 811	\$75,896	2	\$98,184	\$171,525	\$171,525	\$182,150	\$159,382	\$182,150
811 Only	\$98,184	3	\$107,777	\$221,896	\$221,896	\$235,642	\$206,186	\$235,642
811 Only	\$107,777	4	\$258,665	\$243,576	\$243,576	\$258,665	\$226,332	\$258,665

HUD CAPITAL ADVANCE LIMITS (Independent Living)								
NON - ELEVATOR CONSTRUCTION								
For use with FY10 Applications - Effective 01/01/11								
WASHINGTON AREAS - BASE CITY SEATTLE								
SECTION OF THE ACT	BASE AMT	BR	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
			240%	226%	226%	240%	210%	240%
202 & 811	\$51,739	0	\$124,174	\$116,930	\$116,930	\$124,174	\$108,652	\$124,174
202 & 811	\$59,655	1	\$143,172	\$134,820	\$134,820	\$143,172	\$125,276	\$143,172
202 & 811	\$71,944	2	\$172,666	\$162,593	\$162,593	\$172,666	\$151,082	\$172,666
811 only	\$92,091	3	\$221,018	\$208,126	\$208,126	\$221,018	\$193,391	\$221,018
811 only	\$102,593	4	\$246,223	\$231,860	\$231,860	\$246,223	\$215,445	\$246,223

HUD CAPITAL ADVANCE LIMITS (Group Homes)								
PHYSICAL/DEVELOPMENTAL DISABILITY								
For use with FY10 Applications - Effective 01/01/11								
WASHINGTON AREAS - BASE CITY SEATTLE								
			AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Number of Residents	BASE Amt		250%	235%	235%	250%	219%	250%
2	\$206,358		\$515,895	\$484,941	\$484,941	\$515,895	\$451,924	\$515,895
3	\$221,908		\$554,770	\$521,484	\$521,484	\$554,770	\$485,979	\$554,770
4	\$237,461		\$593,653	\$558,033	\$558,033	\$593,653	\$520,040	\$593,653
5	\$253,011		\$632,528	\$594,576	\$594,576	\$632,528	\$554,094	\$632,528
6	\$268,546		\$671,365	\$631,083	\$631,083	\$671,365	\$588,116	\$671,365

HUD CAPITAL ADVANCE LIMITS (Group Homes)								
CHRONIC MENTAL ILLNESS								
For use with FY10 Applications - Effective 01/01/11								
WASHINGTON AREAS - BASE CITY SEATTLE								
			AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Number of Residents	BASE Amt		250%	243%	243%	259%	232%	232%
2	\$199,198		\$497,995	\$484,051	\$484,051	\$515,923	\$462,139	\$462,139
3	\$214,211		\$535,528	\$520,533	\$520,533	\$554,806	\$496,970	\$496,970
4	\$227,547		\$568,868	\$552,939	\$552,939	\$589,347	\$527,909	\$527,909
5	\$240,883		\$602,208	\$585,346	\$585,346	\$623,887	\$558,849	\$558,849
6	\$254,218		\$635,545	\$617,750	\$617,750	\$658,425	\$589,786	\$589,786

Area 1: King, Snohomish, Pierce, Kitsap

Area 2: Clallam, Jefferson

Area 3: Skagit, Island, Whatcom, San Juan

Area 4: Thurston, Mason, Lewis

Area 5: Cowlitz, Wahklalum

Area 6: Grays Harbor, Pacific

**Schedule of Development Cost Limits
Section 811 Supportive Housing for Persons with Disabilities**

**2010
EASTERN WASHINGTON**

HUD CAPITAL ADVANCE LIMITS (Independent Living)							
ELEVATOR CONSTRUCTION							
For use with FY10 Applications - Effective 01/01/11							
WASHINGTON AREAS - BASE CITY SPOKANE							
			AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
SECTION OF THE ACT	BASE AMT	BR	189%	193%	198%	200%	198%
202 & 811	\$54,447	0	\$102,905	\$105,083	\$107,805	\$108,894	\$107,805
202 & 811	\$62,414	1	\$117,962	\$120,459	\$123,580	\$124,828	\$123,580
202 & 811	\$75,896	2	\$143,443	\$146,479	\$150,274	\$151,792	\$150,274
811 Only	\$98,184	3	\$185,568	\$189,495	\$194,404	\$196,368	\$194,404
811 Only	\$107,777	4	\$203,699	\$208,010	\$213,398	\$215,554	\$213,398

HUD CAPITAL ADVANCE LIMITS (Independent Living)							
NON - ELEVATOR CONSTRUCTION							
For use with FY10 Applications - Effective 01/01/11							
WASHINGTON AREAS - BASE CITY SPOKANE							
			AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
SECTION OF THE ACT	BASE AMT	BR	189%	193%	198%	200%	204%
202 & 811	\$51,739	0	\$97,787	\$99,856	\$102,443	\$103,478	\$105,548
202 & 811	\$59,655	1	\$112,748	\$115,134	\$118,117	\$119,310	\$121,696
202 & 811	\$71,944	2	\$135,974	\$138,852	\$142,449	\$143,888	\$146,766
811 only	\$92,091	3	\$174,052	\$177,736	\$182,340	\$184,182	\$187,866
811 only	\$102,593	4	\$193,901	\$198,004	\$203,134	\$205,186	\$209,290

HUD CAPITAL ADVANCE LIMITS (Group Homes)							
PHYSICAL/DEVELOPMENTAL DISABILITY							
For use with FY10 Applications - Effective 01/01/11							
WASHINGTON AREAS - BASE CITY SPOKANE							
			AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
Number of Residents	BASE Amt		197%	201%	207%	208%	207%
2	\$206,358		\$406,525	\$414,780	\$427,161	\$429,225	\$427,161
3	\$221,908		\$437,159	\$446,035	\$459,350	\$461,569	\$459,350
4	\$237,461		\$467,798	\$477,297	\$491,544	\$493,919	\$491,544
5	\$253,011		\$498,432	\$508,552	\$523,733	\$526,263	\$523,733
6	\$268,546		\$529,036	\$539,777	\$555,890	\$558,576	\$555,890

HUD CAPITAL ADVANCE LIMITS (Group Homes)							
CHRONIC MENTAL ILLNESS							
For use with FY11 Applications - Effective 01/01/11							
WASHINGTON AREAS - BASE CITY SPOKANE							
			AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
Number of Residents	BASE Amt		197%	201%	207%	208%	207%
2	\$199,198		\$392,420	\$400,388	\$412,340	\$414,332	\$412,340
3	\$214,211		\$421,996	\$430,564	\$443,417	\$445,559	\$443,417
4	\$227,547		\$448,268	\$457,369	\$471,022	\$473,298	\$471,022
5	\$240,883		\$474,540	\$484,175	\$498,628	\$501,037	\$498,628
6	\$254,218		\$500,809	\$510,978	\$526,231	\$528,773	\$526,231

Area 1: Spokane, Pend Oreille, Stevens, Ferry, Lincoln

Area 2: Chelan, Douglas, Okanogan

Area 3: Yakima, Kittitas

Area 4: Benton, Franklin, Adams, Grant

Area 5: Walla Walla, Columbia, Garfield,

Aston, Whitman

CONSOLIDATED PLAN CONTACTS – ALASKA

(Note: This is a listing of contacts for information on Consolidated Plans. However, Form HUD-2991, “Certification of Consistency with the Consolidate Plan” must be signed by the public official responsible for submitting the Plan to HUD. That may or may not be the person shown below.)

Municipality of Anchorage

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632 W 6th Ave Ste 800
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907-343-7110
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State of Alaska

Mark Romick, Planning Dept. Director
Planning & Program Development
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CONSOLIDATED PLAN CONTACTS – IDAHO

(Note: This is a listing of contacts for information on Consolidated Plans. However, Form HUD-2991, "Certification of Consistency with the Consolidate Plan" must be signed by the public official responsible for submitting the Plan to HUD. That may or may not be the person shown below.)

City of Boise

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City of Boise
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State of Idaho

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City of Coeur d'Alene

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City of Idaho Falls

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City of Lewiston

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City of Meridian

Lori Den Hartog
CDBG Administrator
City of Meridian Planning Department
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City of Nampa

Jennifer Yost, Community Development Program
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City of Pocatello

Melanie Gygli, Division Manager
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City of Pocatello

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CONSOLIDATED PLAN CONTACTS – OREGON

(Note: This is a listing of contacts for information on Consolidated Plans. However, Form HUD-2991, "Certification of Consistency with the Consolidate Plan" must be signed by the public official responsible for submitting the Plan to HUD. That may or may not be the person shown below.)

City of Ashland

Linda Reid, Housing Program Specialist
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City of Beaverton

Andrea Nelson, CDBG/HOME Project Coordinator
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City of Bend

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Clackamas County

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City of Corvallis

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City of Eugene

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City of Gresham

Elaine Fultz, Associate Planner
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City of Medford

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Multnomah County

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State of Oregon

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City of Portland

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City of Salem

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City of Springfield

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Washington County

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CONSOLIDATED PLAN CONTACTS – WASHINGTON

(Note: This is a listing of contacts for information on Consolidated Plans. However, Form HUD-2991, "Certification of Consistency with the Consolidate Plan" must be signed by the public official responsible for submitting the Plan to HUD. That may or may not be the person shown below.)

State of Washington (HOME)

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Entitlement Contacts

State of Washington (CDBG)

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City of Anacortes (NEW) (CDBG)

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City of Anacortes

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Auburn (CDBG)

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City of Bellevue (CDBG)

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City of Bellingham (CDBG/HOME)

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City of Lakewood

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City of Pasco

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STATE HISTORIC PRESERVATION OFFICES

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@dnr.state.ak.us

Submit a letter that includes the following:

1. Project description
2. Location map
3. Identification of any buildings
4. Exterior photos (if available)
5. Any Archeological Surveys
6. Age of any buildings

IDAHO

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(look for historic preservation)

WASHINGTON

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Washington State Dept. of Community,
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Easy forms and information on letter to be
sent to SHPO can be found at:

www.dahp.wa.gov/pages/documents/environmentalreview.htm

**STATE AGENCY REPRESENTATIVES –
FY 2010
(For Service Plan Certification)**

ATTACHMENT IV

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