

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHAName:** Renton Housing Authority

**PHANumber:** WA011

**PHAFiscalYearBeginning:(mm/yyyy)** 01/2002

### PHA Plan Contact Information:

Name: Thomas Tasa

Phone: 425 -226-1850

TDD: 425255 -8373

Email(if available): tlt@rentonhousing.com

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

### PHA Programs Administered :

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 20 02**  
 [24CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

<b>Contents</b>	<u>Page#</u>
<b>Annual Plan</b>	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	
2. Capital Improvement Needs	
3. Demolition and Disposition	
4. Homeownership: Voucher Homeownership Program	
5. Crime and Safety: PHDEP Plan	
6. Other Information:	
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment __: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment __: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input checked="" type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Attachment __: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment __: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input type="checkbox"/> Other (List below, providing each attachment name)	

**ii. Executive Summary**

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

**1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**No significant changes.**  
**Added pet policy for family units.**

**2. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$433,808 \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5 - Year Action Plan**

The Capital Fund Program 5 - Year Action Plan is provided as Attachment YES

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment YES

**3. Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for _____ units <input type="checkbox"/> Public housing for _____ units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for _____ units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

**4. Voucher Homeownership Program**

[24CFR Part 903.79(k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.))

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply

with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$54,555 \_\_\_\_\_

- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24CFR Part 903.79(r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

- 1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (Filename)

Residents made requests for physical improvement items to be included in the CFP Budget at all communities. PHDEP items are requested by residents and endorsed by the resident groups.

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment \_\_\_\_\_.

Other:(list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**C. Criteria for Substantial Deviation and Significant Amendments**

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5 -year Plan:**

**None**

**A. Significant Amendment or Modification to the Annual PI**

**Added pet policy for family units based on recommendations of community councils from the family communities.**

## Attachment A

### Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHAName: Renton Housing Authority		Grant Type and Number WA19P011501 -02 Capital Fund Program: X Capital Fund Program Replacement Housing Factor Grant No:		Federal F Y of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$8403			
3	1408 Management Improvements	\$30,000			
4	1410 Administration	\$30,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5405			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4000			
10	1460 Dwelling Structures	\$296,000			
11	1465.1 Dwelling Equipment — Nonexpendable	\$20,000			
12	1470 Nondwelling Structures	\$35,000			
13	1475 Nondwelling Equipment	\$5000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	\$433,808			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	\$35,000			
	Amount of line 20 Related to Security	\$25,000			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHAName: Renton Housing Authority		Grant Type and Number WA19P011501 -02 Capital Fund Program: X Capital Fund Program Replacement Housing Factor Grant No:		Federal F Y of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	\$20,000			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHAName: RENTON HOUSING AUTHORITY			<b>Grant Type and Number</b> Capital Fund Program#: WA19P011501-02 Capital Fund Program Replacement Housing Factor#:			<b>Federal FY of Grant:</b> 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	ADMINISTRATION	1410	1	\$30,000				
HAWIDE	FEES AND COSTS	1430	1	\$5,405				
HAWIDE	OPERATIONS	1406	1	\$8,403				
HAWIDE	SECURITY PATROLS	1408	1	\$25,000				
HAWIDE	YOUTH ACTIVITIES	1408	1	\$5,000				
HAWIDE	FORCE ACCOUNT TOOLS	1475.9	1	\$5,000				
WA011 -01	REPLACE ROOFING	1460	4	\$25,000				
SUNSET	REPLACE FLOORING	1460	4	\$25,000				
TERRACE	REPLACE APPLIANCES	1465	16	\$5,000				
	REMODEL COMMUNITY ROOM	1470	1	\$35,000				
WA011 -02	REPLACE APPLIANCES	1465	16	\$5,000				
HILLCREST	REMODEL EFFICIENCY UNITS	1460	16	\$35,000				
TERRACE	REMODEL BATHS, KITCHENS	1460	10	\$55,000				
	REPLACE ROOFING	1460	8	\$50,000				
WA011 -03	REMODEL EFFICIENCY UNITS	1460	8	\$16,000				
EVERGREEN	REPLACE APPLIANCES	1465	16	\$5,000				
TERRACE								

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHAName: RENTONHOUSINGAUTHORITY			<b>Grant Type and Number</b> Capital Fund Program#: WA19P011501-02 Capital Fund Program Replacement Housing Factor#:			<b>Federal FY of Grant:</b> 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WA011 -05	SITWORK	1450	1	\$4000				
COLE	REPLACE APPLIANCES	1465	16	\$5000				
MANOR	REPLACE FLOOR COVERINGS	1460	6	\$30000				
	REMODEL KITCHENS/BATHS	1460	6	\$30000				
	REPLACE GUTTERS	1460	28	\$30000				
	TOTAL			\$433,808				







## PHA Public Housing using Drug Elimination Program Plan

**Note:** THIS PHDEP Plan template (HUD 50075 - PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

### Section 1: General Information/History

**A. Amount of PHDEP Grant** \$54,555 \_\_\_\_\_

**B. Eligibility type (Indicate with an "x")**                      N1 \_\_\_\_\_ N2 \_\_\_\_\_                      R \_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_ 2002 \_\_\_\_\_

### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. This summary must not be more than five (5) sentences long.

Provide security patrol on weekend evenings and some weekday evenings in public housing communities. Continue the operation of Police Substation in the Sunset Terrace Community. Provide summer Youth activities in collaboration with the Renton Park Department and summer lunch program.

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Sunset Terrace WA011 -01	100	220
Cole Manor	28	70
Hillcrest and Evergreen Terrace	110	120

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ X \_\_\_\_\_ 24 Months \_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs havenot been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include any HUD -approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY1996	0					
FY1997	0					
FY1998	0					
FY1999	0					
FY2000	54,555	WA16DEP0110100	26443	none	9/2000	9/2002

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP -funded activities. This summary should not exceed 5 -10 sentences.

**Increased police presence in the public housing communities has proved to be of benefit in reducing crime and vandalism. Additional police patrols and organized activities for the youth are the basic functions to be provided in the Drug Elimination Program. The continued use of the Sunset Terrace Office building as a Police Substation is one element of the increased presence. The Renton Police Department and Renton Park Department are the principle partners in the program. The Renton School District is preparing an educational element including ESL and tutoring program to become more involved in the Drug Elimination Program.**

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FFY _____ PHDEP Budget Summary</b>	
<b>Original statement</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	\$35,000
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$10,000
9160 - Drug Prevention	\$10,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	<b>\$55,000</b>

**C. PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 – Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$35,000</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Provide additional police patrols			6/02	6/2003	35000		Crime statistics, residents survey
2.							
3.							

<b>9115 - Special Initiative</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9116 - Gun Buyback TAMatch</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators

1.							
2.							
3.							

<b>9120 -Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 -Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$10,000</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Increased security lighting			6/02	6/2003	10,000		Better lighting, less vandalism, resident satisfaction, safer environment
2.							
3.							

<b>9160 -Drug Prevention</b>					<b>Total PHDEP Funding: \$10000</b>		
Goal(s)							
Objectives							
Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Youth activities during summer	50	220	6/02	6/03	\$8000		Crime statistics, residents survey
2. Summer lunch program	50	220	6/02	6/03	\$2000		Crime statistics, residents survey
3.							

<b>9170 -Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 -Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators

1.							
2.							
3.							

<b>9190 -OtherProgramCosts</b>					<b>TotalPHDEPFunds:\$</b>		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							



**Required Attachment \_\_\_\_: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

September 10, 2002, Phillip Beckley

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

D. Mayor of the City of Renton, Washington, Jesse Tanner

**Required Attachment \_\_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Volunteers from each of the community councils:

Deanna Brandenburg	Cole Manor
Yvonne Marsh	Cole Manor
Mark Marsh	Cole Manor

Jay Albrightson	Hillcrest
Bill DeBoer	Hillcrest
Maxine Anderson	Hillcrest
Louise Lambrough	Evergreen
Helen Wilson	Evergreen

Ron McIntosh	Sunset
--------------	--------

The resident councils at all four communities have been involved in the work items requested for the Capital Fund Program and Drug Elimination Program. All of the work items are endorsed by the Community Councils. The community councils are the prime source of ideas for new work items and all requests for new work items have been included in the five year plan.

The pet policy was drafted by members of the Sunset and Cole Manor community councils.

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHAName: RENTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WA19P011501-00 Replacement Housing Factor Grant No:			Federal FY of Grant:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   )						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	\$25,000		\$5,000	\$2,255	
4	1410 Administration	\$30,405		\$11,500	\$7,458	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$5,000		\$1,000	\$76	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$145,000		\$30,000	\$8,562	
10	1460 Dwelling Structures	\$158,000		\$110,000	\$70,152	
11	1465.1 Dwelling Equipment — Nonexpendable	\$32,000		\$20,000	\$15,537	
12	1470 Nondwelling Structures	\$10,000		0	0	
13	1475 Nondwelling Equipment	\$20,000		\$14,000	\$11,481	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: RENTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WA19P011501-00 Replacement Housing Factor Grant No:	Federal FY of Grant:
-----------------------------------	--	----------------------

Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/01  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$425,405		\$191,500	\$115,521
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs	\$20,000			
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$30,000			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: RENTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: WA19P011501-00 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Revised	Funds Obligated	Funds Expended	
PHAWIDE	ADMINISTRATION	1410	1	\$30,405		\$11,500	\$7,458	
PHAWIDE	FEESANDCOSTS	1430	1	\$5,000		\$1,000	\$76	
PHAWIDE	FORCEACCOUNTTOOLS	1475 .9	1	\$5,000		\$2,000	\$1,481	
PHAWIDE	COMPUTERHARDWARE	1475	1	\$15,000		\$12,000	\$10,000	
PHAWIDE	STAFFTRAINING	1408	1	\$5,000		0	0	
PHAWIDE	NEWOPERATINGSOFTWARE	1408	1	\$20,000		\$5,000	\$2,255	
Sunset11 -001	LANDSCAPE,FENCES,PAVING	1450	1	\$50,000		\$15,000	\$8,562	
Sunset11 -001	REPLACEAPPLIANCES	1465	22	\$8,000		\$8,000	\$8,000	
Hillcrest11002	LANDSCAPE,PAVING,FENCES	1450	1	\$25,000		\$5,000	0	
Hillcrest11 -002	REMODEL BATH	1460	12	\$120,000		\$90,000	\$50,152	
Hillcrest11 -002	REMODEL MGMT/MAINTBLDG	1470	1	\$10,000		\$8,000	\$7,537	
Hillcrest11 -002	REPLACE LOCKSETS	1460	60	\$6,500		0	0	
Hillcrest11 -002	REPLACE APPLIANCES	1465	1	\$8,000		\$4,000	0	
Evergreen11 -003	LANDSCAPE,PAVING,FENCES	1450	1	\$20,000		\$5,000	0	
Evergreen11 -003	INSTALL SCREEN DOORS	1460	50	\$25,000		\$20,000	\$20,000	
Evergreen11 -003	REPLACE LOCKSETS	1460	50	\$6,500		0	0	
Evergreen11 -003	REPLACE APPLIANCES	1465	22	\$8,000		0	0	
Cole11 -005	LANDSCAPE,PAVING,FENCES	1450	1	\$50,000		\$5,000	0	
Cole11 -005	REPLACE APPLIANCES	1465	22	\$8,000		0	0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWIDE	6/2002			12/2002			
SUNSET11 -001	6/2002			12/2002			
HILLCREST11 -002	6/2002			12.2002			
EVERGREEN11 -003	6/2002			12/2002			
COLEMANOR11 -005	6/2002			12/2002			



**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: __ __ FFYGrant: PHAFY:			ActivitiesforYear: ____ FFYGrant: PHAFY:		
	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>
See						
Annual						
Statement						
	<b>TotalCFPEstimatedCost</b>		\$			\$









## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHAName: RENTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WA19P011-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/01 in Annual Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	\$8,403		0	0
3	1408 Management Improvements	\$25,000		0	0
4	1410 Administration	\$30,000		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,405		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$340,000		0	0
11	1465.1 Dwelling Equipment — Nonexpendable	\$20,000		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$5,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: RENTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: WA19P011-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
-----------------------------------	---	------------------------------

Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/01 final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	\$433,808		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs	\$20,000		0	0
25	Amount of Line 21 Related to Security - Hard Costs	\$30,000		0	0
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: RENTONHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program Grant No: WA19P011-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	Purchase new software	1408	1	\$25,000		0	0	
PHAWIDE	Purchase force account tools	1475 .9	1	\$5,000		0	0	
PHAWIDE	Administration	1410	1	\$30,000		0	0	
PHAWIDE	Operations	1406	1	\$8,403		0	0	
PHAWIDE	Fees and Costs	1430	1	\$5,405		0	0	
SunsetWA001 - 001	Replace appliances	1465	14	\$5,000		0	0	
SunsetWA001 - 001	Replace roofing, partial	1460	1	\$35,000		0	0	
HillcrestWA011 - 002	Replace appliances, partial	1465	14	\$5,000		0	0	
EvergreenWA 011-003	Replace appliances, partial	1465	14	\$5,000		0	0	
EvergreenWA 011-003	Replace floor coverings, partial	1460	10	\$25,000		0	0	
ColeWA011 -005	Replace appliances, partial	1465	14	\$5,000		0	0	
ColeWA011 -005	Replace floor coverings, partial	1460	20	\$112,000		0	0	
ColeWA011 -005	Remodel kitchens, baths, partial	1460	16	\$168,000		0	0	
						0	0	
	TOTAL			\$433,808		0	0	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: RENTONHOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: WA19P011-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part III: Implementation Schedule								
PHAName: RENTONHOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: WA19P011-501-01 Replacement Housing Factor No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHAWIDE	12/31/2002			6/30/2003				
WA011 -001	12/31/2002			6/30/2003				
WA011 -002	12/31/2002			6/30/2003				
WA011 -003	12/31/2002			6/30/2003				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: RENTON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: WA19P011-501-01 Replacement Housing Factor No:	Federal FY of Grant: 2001
--------------------------------------	---	---------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WA011 -005	12/31/2002			6/30/2003			





**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: __ __ FFYGrant: PHAFY:			ActivitiesforYear: ____ FFYGrant: PHAFY:		
	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>
See						
Annual						
Statement						
	<b>TotalCFPEstimatedCost</b>		\$			\$









## CapitalFundProgramFive -YearActionPlan

### PartI:Summary

PHAName		RENTONHOUSINGAUTHORITY		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/H A-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementfor Year4 FFYGrant:2005 PHAFY:2005	WorkStatementfor Year5 FFYGrant:2006 PHAFY:20 06
	Annual Stateme nt				
PHAwide		\$93,808	\$101,808	\$93,808	\$103,808
WA011-01, SunsetTerrace		\$65,000	\$75,000	\$75,000	\$50,000
WA011 -02, HillcrestTerrace		\$171,000	\$50,000	\$115,000	\$130,000
WA011 -03, EvergreenTerrace		\$100,000	\$113,000	\$75,000	\$146,000
WA011-05,Cole Manor		\$4,000	\$94,000	\$75,000	\$4,000
CFPFundsListed for5 -year planning		\$433,808	\$433,808	\$433,808	\$433,808
Replacement HousingFactor Funds		0	0	0	0

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear: <u>2</u> ___ FFYGrant:2003 PHAFY:2003			ActivitiesforYear: <u>3</u> ___ FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See Annual Statement	PHAWide	Administration	\$30,000	PHAWide	Administration	\$30,000
		FeesandCosts	\$8,808		FeesandCosts	\$13,808
		ReplaceAppliances	\$20,000		Policepatrols	\$25,000
		PolicePatrols	\$20,000		Youthactivities	\$8,000
		YouthActivities	\$10,000		Forceacct.tools	\$5,000
		Forceacct.tools	\$5,000		Replaceappliances	\$20,000
		subtotal	\$93,808		subtotal	\$101,808
	WA001-01	Replaceroofing	\$25,000	WA011-01	Replaceroofi ng	\$25,000
	SunsetTerrace	Replaceflooring	\$40,000	Sunset	Replaceflooring	\$25,000
		subtotal	\$65,000		Remodelkit.,bath	\$25,000
	WA011-02	Developparking	\$35,000		subtotal	\$75,000
	Hillcrest	Replacewaterlines	\$86,000	WA011-02,Hillcr.	Replaceroo fing	\$50,000
		Replaceroofing	\$50,000		subtotal	\$50,000
		subtotal	\$171,000	W011-03,Evergr.	Remodelkit.,bath	\$113,000
	WA011-03	Replaceroofing	\$90,000		subtotal	\$113,000
	Evergreen	Sidewalks,site	\$10,000	WA011-05	Sitework	\$4,000
		Subtotal	\$100,000	ColeManor	Replaceflooring	\$45,000
	WA011-05	Sitework,fences	\$4,000		Remodelkit.,bath	\$45,000
	ColeManor	subtotal	\$4,000		subtotal	\$94,000
	<b>TotalCFPEstimatedCost</b>		\$433,808			\$433,808

**CapitalFundProgramFive -YearActionPlan  
PartII: SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear: <u>4</u> ___ FFYGrant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> ___ FFYGrant:2006 PHAFY:2006		
	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>
See	PHAWide	Administration	\$30,000	PHAWide	Administration	\$30,000
Annual		FeesandCosts	\$13,808		FeesandCosts	\$13,808
Statement		Securitypatrols	\$25,000		Securitypatrols	\$25,000
		Youth Activities	\$10,000		YouthActivities	\$10,000
		Forceacct.tools	\$5,000		Forceacct.tools	\$5,000
		Appliances	\$10,000		Appliances	\$20,000
		subtotal	\$93,808		subtotal	\$103,808
	WA011-01	Replaceroofing	\$20,000	WA011-01	Replaceroofing	\$25,000
	SunsetTerrace	Replaceflooring	\$20,000	SunsetTerrace	Replaceflooring	\$25,000
		Remodelkit.,bath	\$20,000		subtotal	\$50,000
		Replacedoors	\$10,000	WA011-02	Replaceroofing	\$130,000
		Replacesidewalks, sitework	\$5,000		subtotal	\$130,000
		Subtotal	\$75,000	WA011-03	Remodelstudios	\$16,000
	WA011 -02	Remodelkit.,baths	\$25,000	EvergreenTerrace	Replaceroofing	\$130,000
	Hillcrest	Replaceheatingsys.	\$40,000		Subtotal	\$146,000
		Repairbrickfacade	\$20,000	WA011-05	Sitework	\$4,000
		Replaceroofing	\$30,000	ColeManor		
		subtotal	\$115,000		subtotal	\$4,000
	WA011-03	Remodelkit.,bath	\$25,000			
	EvergreenTerrace	Buildadd'lstorage	\$50,000			
	subtotal		\$75,000			





October 31, 2001

Renton Housing Authority  
Deconcentration and Income Mixing Plan

The Renton Housing Authority has two general occupancy public housing developments covered by the deconcentration rule. Sunset Terrace (100 units) and Cole Manor (28 units).

The average income at Sunset Terrace is \$14,988 per year and the average income at Cole Manor is \$17,027 per year. The overall average income would then amount to \$16,007. Neither community has an income range that exceeds the average by 15% or are 15% below the average.

Average income:	\$16,007	
Sunset income average:	\$14,988	93%
Cole Manor income average:	\$17,027	106%

No Action is necessary.

October 31, 2001

Department of Housing and Urban  
Development

RE: Voluntary Conversion of public housing developments to Section 8 tenant based  
vouchers.

Component 10(B) Voluntary Conversion Initial Assessment

a. How many of RHA's developments are subject to the required initial assessment?

Sunset Terrace	100 units
Cole Manor	28 units

b. How many of RHA's developments are not subject to the required initial  
assessment?

Hillcrest Terrace	60 units	Senior and disabled occupancy only
Evergreen Terrace	50 units	Senior and disabled occupancy only

c. How many Assessments were conducted? Two.

d. Describe the status of the assessment. Cole Manor and Sunset Terrace are appropriate for conversion to Section 8 tenant based vouchers since the operating budget for these two developments through the Performance Funding System derives an average income of \$320.00 per unit per month. These units would easily rent on the open market for \$500 to \$700 per month. With some modifications, these units would demand rents near the Section 8 FMR values of \$890 to \$1200 per month. The improvements could be financed with the difference in annual income over a very short period of time.