

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2002

# KCCHA 2002 PLAN

wa036v05.doc

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

**PHA Plan  
Agency Identification**

**PHA Name:** Kitsap County Consolidated Housing Authority

**PHA Number:** WA036

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/01/2002

**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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
Provide affordable rental housing and homeownership opportunities and coordination of needed social services to assist low and moderate income citizens in their effort to attain economic self-sufficiency.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Kitsap County Consolidated Housing Authority Goals**

- I.** Assist non-profit programs in their effort to provide housing with specialized services for homeless persons, people who are affected by chronic mental illness, families in transition, frail elderly and other special needs groups.
- II.** Assist low-income families by preserving existing and providing new multi-family units at affordable rents.
- III.** Provide and preserve homeownership opportunities by utilizing the Self-Help Housing Program, Down Payment Assistance Program, Housing Rehabilitation Program and other programs available.
- IV.** Provide and coordinate resources and programs that empower youth and adult residents while assisting them to build healthier communities and to attain economic self-sufficiency.
- V.** Provide local governments with planning, financial development and real estate management services to promote healthy communities.

**GOAL I**

Assist non-profit programs in their effort to provide housing with specialized services for homeless persons, people who are affected by chronic mental illness, families in transition, frail elderly and other special needs groups.

- Task I Assist local providers in creating housing for individuals with development disabilities.
- Task II Provide technical assistance to Washington State Housing Authorities in development and acquisition of affordable housing.
- Task III Partner with local providers to create housing for families that have been homeless. Preference for this housing will be given to families that have also been victims of domestic violence.
- Task IV Provide support and assist in the development of the Kitsap County Continuum of Care 5-Year Plan and yearly Action Plan.
- Task V Provide assistance to the Drug Court in their efforts to provide transitional housing to drug court participants.

**GOAL II**

Assist low-income families by preserving and providing multi-family units at affordable rents.

- Task I            Construct Sound View rental properties on Bainbridge Island.
- Task II           Construct Fjord Vista II rental property in Poulsbo.
- Task III          Obtain Low Income Housing Tax Credits for Mitchell Avenue Senior Housing in Port Orchard.
- Task IV           Complete preplanning zoning for Viking's Crest II
- Task VI           Meet or exceed contract requirements for the HUD Mark to Market contract.
- Task VII          Acquire existing affordable multi-family housing in Kitsap County.
- Task VIII        Preserve existing affordable multi-family housing in Kitsap, Mason and Jefferson County by assisting other non-profit agencies with acquisition and financing.

**GOAL III**

Provide and preserve homeownership opportunities by utilizing the Self-Help Housing Program, Down Payment Assistance Program, Housing Rehabilitation Program and other available programs.

- Task I            Complete construction of Self-Help Housing groups: Apple Tree Cove I and II in Kingston and Springfield IV in Shelton.
  
- Task II            Sell Viking's Crest condominium units in Poulsbo
  
- Task III           Continue Kitsap County Down Payment Assistance Program
  
- Task IV           Develop and sell single family homes at Ford Ward Parade Grounds
  
- Task V            Complete rehabilitation under the 2002 Rehabilitation Program and obtain financing for 2003.
  
- Task VI           Plan Navy Yard City Heights in a traditional neighborhood design

#### **GOAL IV**

Coordinate and provide resources and programs that empower youth and adult residents and assists them to build healthier communities and attain economic self-sufficiency.

- Task I Obtain Drug Elimination, ROSS , Family Self-Sufficiency, Olympic Housing Network and alternative funding to enhance resident programs.
- Task II Obtain CDBG Funding for and install playgrounds at Port Orchard Valley and Rhododendron.
- Task III Partner with YWCA and Bainbridge Youth Services to initiate an after-school homework club site at the Rhododendron Apartments.
- Task IV Partner with Literacy Council to bring the Readiness to Learn program into the Nollwood Public Housing Community.
- Task V Collaborate on KCCHA PR for outreach through speaking engagements and events and Community Services link in KCCHA WEB site.
- Task VI Promote the Fairview Homework Club efforts within Central Kitsap Schools that our KCCHA children attend in an effort to build attendance and volunteer support.
- Task VII Initiate 1st time Homebuyer Education and Housing Counseling through a ROSS grant, including programs on home maintenance and budgeting, and expanding from current 5 counties served. Submit an application for HUD Certification for Housing Counseling.
- Task VIII Collaborate with Welfare to Work agencies in using KCCHA as a WEX site for TANF individuals to gain work experience in on-site property management.
- Task IX Assist Senior Apartment Complex managers with resource and training assistance for services to senior residents with focus on Orchard Bluff.
- Task X Participate in the Substance Abuse Prevention Association to expand drug prevention and awareness efforts within Kitsap County which will enhance our work with KCCHA's Drug Elimination Grant program.
- Task XI Continue to build our Teen Challenge program to focus on youth employment and development of youth council
- Task XII Serve on the Board of the Kitsap County Commission on Children and Youth and Workforce Development/Youth Councils.

#### **GOAL V**

Provide local governments with planning, financial, development and real estate management services to promote healthy communities.

- Task I Assist the City of Bremerton and Kitsap County with the construction of a new municipal office and development of housing throughout the downtown, as well as downtown planning services and other urban revitalization efforts.
- Task II Assist Poulsbo with development of a government center.
- Task III Assist local government in housing planning.
- Task IV Assist in the development of a Silverdale County Community Center.
- Task V Assist Port Orchard with a downtown infrastructure, new housing and recreation needs.
- Task VI Assist Bainbridge Island with development of Winslow Town Square.
- Task VII Assist Bainbridge Island with Agriculture Preservation efforts.

## **STATEMENT OF PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS (2002 PHA PLAN)**

Kitsap County Consolidated Housing Authority (KCCHA) is continuing to assist non-profit programs in their efforts to provide specialized services for homeless persons, people affected by chronic mental illness, families in transition, frail elderly and other special needs groups.

KCCHA has finished building 16 apartments to provide independent living for individuals affected by chronic mental illness that are managed in partnership with Kitsap Mental Health Services. KCCHA continues to partner with county and state agencies to provide support and assistance with the Drug Court project, with the Kitsap County Continuum of Care 5-Year Plan and yearly Action Plan, and with other Housing Authorities.

KCCHA's Self-Help program is continuing to expand and has completed 38 affordable single family homes in 2001, with another 32 homes scheduled for completion in 2002 in Kitsap, Mason, Clallham and Thurston counties.

KCCHA is anticipates completing the sale of the Viking's Crest condominiums in Poulsbo and transition of oversight to the Homeowner's Association.

KCCHA is proceeding with development of the Fort Ward Parade Grounds on Bainbridge Island as a mixed income project of single-family homes.

KCCHA continues to work to preserve existing multi-family units of affordable housing. KCCHA has now acquired two USDA properties (Heritage and Viewmont Apartments) providing 128 units with project-based Section 8, and a 12-unit affordable housing apartment building (550 Madison) on Bainbridge Island. KCCHA is also is pursuing acquisition of another 138 units in Kitsap and Jefferson counties.

KCCHA is a Participating Administrative Entity for HUD reviewing properties for renewal of Section 8 project-based subsidy. KCCHA has been assigned 40 projects in 4 states, and has successfully completed 30 projects to date.

The KCCHA Community Services Department has expanded programs such as Teen Challenge (creative activities and experiences for teens), Summer Smiles (activities and lunch program), Family Camp (camping weekend served 85 residents), Study Central (homework club with more than 60 students), Walk to Work (summer employment opportunities for teens), computer classes (office skills development) and computer classes for Seniors (communication and fun). KCCHA partners with a variety of other agencies, such as Workforce Development, Kitsap County Family Policy Network, Pathways to Success and school districts which help promote, fund, and support programs for low-income families in Public Housing.

- Through DEG and ROSS grant funding, Kitsap County Consolidated Housing Authority continues to provide summer and after school Homework Club tutorial programs to the Nollwood and Fairview Public Housing neighborhoods. This is done in partnership with the YWCA, the Central Kitsap School District, the Bremerton School District and the Olympic Education District/WorkSource. The Nollwood Homework Club averages 40 students a week with 8 community volunteers to provide assistance 3 days a week, and the Fairview Homework Club currently has an average attendance of 25 students and 4 community volunteers 3 days a week.
- A \$5,000 grant was award from the It's Time for Kitsap Kids Committee to develop a radio spot announcement with a local radio station highlighting youth and the promotion of Developmental Assets.

- A \$10,000 grant was received from the National Endowment of the Arts to work in partnership with West Sound Art Academy to provide a 2-week summer camp for Public Housing youth.
- The first Gifts of the Garden Tour event was undertaken and a second annual event will take place June 22 & 23<sup>rd</sup>, 2002 as a fundraiser for the Kerry Ogden memorial scholarship fund for our disadvantaged youth.
- Kitsap County Consolidated Housing Authority's Teen Challenge program has received a \$25,000 Youth Connections grant for programming and averages 40 youths per session. The Bremerton Kitsap Health District is contracted to provide pregnancy prevention workshops for the Teen Challenge program.
- KCCHA is focusing on local employers to hire KCCHA PH youth for summer work through the KCCHA's Walk to Work program.

Kitsap County Consolidated Housing Authority continues to coordinate the Finding Your Way Home First-Time Homebuyer Education and Housing Counseling program through Washington State Housing Finance Commission and ROSS 2000 grant funding. Currently serving 5 counties, these programs are expanding. Information on basic home maintenance and budgeting is planned to be offered soon.

**Annual PHA Plan  
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**  
 **Small Agency (<250 Public Housing Units)**  
 **Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

*The Annual Plan*

Our Annual Plan is based on the premise that if we accomplish our goals and objectives, we will be working toward the achievement of the Kitsap County Consolidated Housing Authority Mission of providing affordable rental housing and homeownership opportunities and coordination of needed social services to assist low and moderate income citizens in their effort to attain economic self-sufficiency and to do so in a professional and efficient manner.

- KCCHA is implementing QHWRA requirements in the Admissions and Continued Occupancy Policies, Public Housing Lease, and related documents;
- KCCHA is implementing a plan for higher maintenance operations and standards, in conjunction with moving the PHA maintenance operations into a larger, more streamlined maintenance plant facility in 2001; and
- KCCHA will continue to provide services with the goal of reaching and exceeding the designation necessary to be a HUD High Performing Housing Authority  
The plans, statements, budget summary, policies, and administrative plans set forth in this Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach that is consistent with the Consolidated Plan.

In summary, Kitsap County Consolidated Housing Authority is on track in accomplishing its goal to improve the supply of quality affordable housing for Kitsap County.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**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. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Certification for a Drug-Free Workplace (HUD-50070)
  - Disclosure of Lobbying Activities (Standard From-LLL)
  - Certification of Payments to Influence Federal Transactions (HUD-50071)
  - PHA Certifications of Compliance with the PHA Plans and Related Regulations (12/99)
  - Certification by State or Local Official of PHA Plan Consistency with the Consolidated Plan
  - Voluntary Conversion of Public Housing to Section 8 Vouchers
  - Project Based Section 8 Assistance

**Supporting Documents Available for Review**

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>Applicable Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: 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	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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.	
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology 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
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	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
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	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
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	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) Income Analysis of Public Housing Covered Developments (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	3081	5	5	4	N/A	N/A	4
Income >30% but <=50% of AMI	2756	5	5	4			4
Income >50% but <80% of AMI	2312	3	5	3			3
Elderly	1267	5	5	4			4
Families with Disabilities		5	5	4			4
Caucasian		4					
African American		5					
Hispanic		5					
Native American		5					
Asian Pacific Islander		4					

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: January 1, 2001 - December 31, 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	546		4%
Extremely low income <=30% AMI	410	75	
Very low income (>30% but <=50% AMI)	76	14	
Low income (>50% but <80% AMI)	60	11	
Families with children	392	71.79	
Elderly families	38	7.88	
Families with Disabilities	111	20.33	
Caucasian	424	77.66	
Black	39	7.14	
Native American	27	4.95	
Asian/Pacific Island	40	7.32	
Hispanic	16	2.93	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	216	39.56	33% of 1 BR units
2 BR	231	42.31	22% of 2 BR units
3 BR	87	15.93	10% of 3 BR units

<b>Housing Needs of Families on the Waiting List</b>			
4 BR	12	2.20	17% of 4 BR units
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	348		200
Extremely low income <=30% AMI	303	88.1	
Very low income (>30% but <=50% AMI)	34	9.9	
Low income (>50% but <80% AMI)	7	2.0	
Families with children	188	54.0	
Elderly families	5	1.5	
Families with Disabilities	28	8.1	
Caucasian	209	60.1	
Black	64	18.3	
Hispanic	23	6.7	
Other	52	14.9	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	162	60.0	N/A
2 BR	7	2.59	N/A
3 BR	99	36.67	N/A
4 BR	2	0.74	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
  - Preservation
  - New Development

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$330,158.00	
b) Public Housing Capital Fund	\$336,715.00	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,119,607.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	Unknown	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FFY01 PH Drug Grant	\$ 30,171.00	
FFY00 Capital Fund Program	\$199,313.00	
FFY01 Capital Fund Program	\$336,715.00	
FFY99 ROSS Grant	\$ 50,446.00	
FFY00 ROSS Grant	\$131,137.00	
FFY01 ROSS Grant	\$250,000.00	
<b>3. Public Housing Dwelling Rental Income</b>	\$318,320.00	Public Housing Operations FY02-PFS
<b>4. Other income (list below)</b>		
Tenant Charges (Non-Rent)	\$ 32,600.00	Public Housing Operations
Laundry Income	\$ 510.00	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$4,135,692.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
  - One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
  - Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

### **(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below): The Austurbruin 10 unit complex in Poulsbo has average income \$121% of HA Avg. We will select for lower income families for Austurbruin, and higher income families for other projects.  
NOTE: Because the complex only has 10 units, small changes in income produce great changes in the percentages. For example, an increase in income of one family from TANF to a minimum wage job is enough to put the complex out of the established income range for deconcentration purposes. Also, applicants who choose to live in Austurbruin tend to have employment or other connections, like school, in the Poulsbo area.

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:  
Nollwood

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:  
Austurbruin

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

Housekeeping habits

Rent paying record

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

Bremerton Housing Authority main administrative office

### **(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If a family is having difficulty finding a unit or any reasonable request for accommodation, will give up to two consecutive 30 day extensions.

### **(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Graduates of transitional housing programs
  - Singles
  - Disabled persons eligible through KMHS for project-based Section 8

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)
  - Graduates of transitional housing programs
  - Singles
  - Disabled persons eligible through KMHS for specific programs

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan

- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

Through contact with partnering agencies

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
Any time a family has a change of family composition or income change

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)  
BHA has approved lower payment standard of 90% for areas of poverty concentration and increased minorities

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows  
**PROGRAM ADMINISTRATION**  
**Section 8 Program administered by Bremerton Housing Authority**  
**Public Housing and other programs administered by KCCHA**

#### **KCCHA MANAGEMENT STRUCTURE**

Departments (each with a Department Director)

- Development
- Housing Preservation
- Community Services
- Self-Help/Single Family
- Asset Management
- Accounting

Department Staff report to Department Directors

Department Directors report to Executive Director and Deputy Director

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	136	33%
Section 8 Vouchers	374	
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

**PUBLIC HOUSING AND SECTION 8 MAINTENANCE AND MANAGEMENT**

<b>Policy</b>	<b>Description of Policy, Manual, Handbook, etc.</b>
<b>Personnel</b>	Description of in-house rules and regulations for personnel.
<b>Procurement</b>	Process for procurement procedures including rules for bid awards.
<b>Capitalization</b>	Generally, dwelling equipment, office machinery/equipment, auto. equipment, and community space equipment shall be capitalized.
<b>Cash Management and Investment</b>	Policy addresses cash management of funds to assure the availability of cash for operational needs, preserve the value of cash resources, and earn the maximum return on funds available for a secure investment.
<b>Insurance</b>	Policy issues ensuring that the property and interests of the Housing Authority are properly protected.
<b>Disposition of Property</b>	Personal property that has become worn/damaged beyond repair, that is no longer useful for the original purpose, or that has no use at its present location or any other operating unit of the Authority.
<b>Safety Policy</b>	Addresses the rules and regulations concerning safety of residents.
<b>Maintenance Policy</b>	A comprehensive Maintenance Policy is essential to a well-integrated maintenance operation that is efficient and effective. A systematic Maint. Policy assists in keeping the HA's physical facilities in good condition, extending the useful life, and resulting in lower operating and maintenance costs. In addition, a well-maintained facility adds to the marketability of the units in the marketplace.

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)  
Bremerton Housing Authority main administrative office

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment A**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

**Table Library**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</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. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**<sup>[24 CFR Part 903.7 9 (i)]</sup>

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

SUBMITTED AS ATTACHMENT H

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:     )
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority:

<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation



**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

1. Which developments are most affected? (list below)

Nollwood and Coventry

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Nollwood

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

1. Which developments are most affected? (list below)

Nollwood

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Pet Policy previously submitted (PHA Plan 2001): B: No Change.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:  
Capital Budget addition: replace screens
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below: Added screens to Capital Budget Plan
- Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### **3. Description of Resident Election Process**

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### **C. 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 the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

**PHA Plan  
ATTACHMENT A**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and II**

(TRANSMITTED AS SEPARATE DOCUMENT)

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name- HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
36-1	Replace existing door locks: 2 <sup>nd</sup> -yr of 2-yr plan	1460	6,000
	Window screens	1460	1,350
	Landscape improvements	1450	1,500
	Road repair and repaving: Munson Hill Dr.	1450	20,000
36-4	Closet conversion: 2 <sup>nd</sup> -yr of 2-yr plan	1460	30,000
	Replace carport posts: 2 <sup>nd</sup> -yr of 2-yr plan	1460	14,000
	Appliance replacement: 3 <sup>rd</sup> -yr of 3-yr plan	1465	8,000
	Window screens	1460	2,400
36-5	Roof replacement: 3 <sup>rd</sup> -yr of 3-yr plan	1460	30,000
	Paint exteriors: 3 <sup>rd</sup> -yr of 3-yr plan	1460	18,000
	Appliance replacement: 3 <sup>rd</sup> -yr of 3-yr plan	1465	6,000
	Gutters and downspout: 1 <sup>st</sup> -yr of 2-yr plan	1460	5,000
	Convert from drapes to blinds: 1 <sup>st</sup> of 3-yr plan	1460	9,000
	Window screens	1460	2,880
36-6	Replace tub enclosures: 1 <sup>st</sup> -yr of 2-yr plan	1460	4,000
	Install efficient plumbing fixtures: 1 <sup>st</sup> of 2-yr plan	1460	7,070
	Window screens	1460	-900

36-11	Landscape Improvements	1450	2,415
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**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
36-1 Scattered Sites	03/31/04	09/31/06
36-4 Nollwood	03/31/04	09/31/06
36-5 Fairview	03/31/04	09/31/06
36-6Coventry	03/31/04	09/31/06
36-11 Austurbruin	03/31/04	09/31/06
HA Wide Administration	03/31/04	09/31/06
HA Wide Operations	03/31/04	09/31/06
HA Wide Management Improvements	03/31/04	09/31/06

## ATTACHMENT B

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.  
 Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

(TRANSMITTED AS PART OF RESUBMISSION OF ATTACHMENT A)

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>36-1</b>	<b>Scattered Sites</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace roofs		25,000	2005
Road repairs: Roy Rd and Boundry Lane		8,000	2003
Window coverings: convert to blinds		13,650	2003
Site improvements: tree removal and clean yards		5,000	2003
Site improvements: tree removal and clean yarfs		10,000	2006
Convert to carpet		20,000	2005
Replace gutters and downspouts		13,000	2005
10% Contract Admin cost		6,800	2003-2006
<b>Total estimated cost over next 5 years</b>		<b>100,150</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>36-4</b>	<b>Nollwood</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
<b>Replace all vanities cabinets and countertops</b>			<b>88,000</b>
<b>Plumbing upgrade for efficiency</b>			<b>45,000</b>
<b>Flooring replacement</b>			<b>24,000</b>
<b>Landscaping physical improvements</b>			<b>9,450</b>
<b>Window coverings: convert to blinds</b>			<b>15,000</b>
<b>Replace heaters</b>			<b>6,100</b>
<b>Road repairs</b>			<b>30,000</b>
<b>10% Contract Admin cost</b>			<b>19,645</b>
<b>Total estimated cost over next 5 years</b>			<b>237,695</b>

ATTACHMENT C

DECONCENTRATION PLAN

- Yes     No    Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- Yes     No    Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments
---

Development Name	# Units	Explanation
------------------	---------	-------------

Austurbruin	10	This project is part of a mixed-income neighborhood of Rural Development Self-Help homes. Public housing residents selecting Austurbruin tend to have or develop strong ties to the community through employment, schools, family, etc, and often choose to remain after their circumstances and income have improved. This is consistent with the Housing Authority's objective of promoting family stabilization and integration into the community.
-------------	----	--

The small size of the project, its' location in a smaller town, the low turnover rate, and the success of the residents at improving their circumstances have all contributed to the slightly higher average income level. We will continue to offer the units to lower income families to facilitate further deconcentration.

ATTACHMENT D

RESIDENT MEMBERSHIP ON BOARDS

RESIDENT MEMBERSHIP ON GOVERNING BOARD:

The Kitsap Consolidated Housing Authority is governed by a Board of Commissioners consisting of the three county commissioners, the mayor of each city in the county (except Bremerton), and a resident. The Resident Commissioner for 2001-2003 is Virginia Vant, a Public Housing resident.

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD:

Any resident may participate on the Resident Advisory Board, and we hoped to attract at least one resident from each neighborhood. Those residents who have expressed a desire to participate and are sent notices of the meetings are:

Virginia Vant	Fairview ( Resident Commissioner )
Angelina Dominaski	Section 8
Jim Dominaski	Section 8
Janice Cristosomo	Nollwood
Brian Littlefield	Scattered Sites
Zak Dunham	Nollwood
Alicia Dunham	Nollwood
Amber Muller	Nollwood
Georgia Kendrick	Coventry
Darcy Lockard	Nollwood
Bernadetta Babauta	Nollwood
Autumn Luce	Fairview
Lisa Lavin	Coventry
Carol Vosburg	Golden Tides I

ATTACHMENT E

DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR  
MODIFICATION:

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require approval of the Board of Commissioners.

ATTACHMENT F

PHA PUBLIC HOUSING DRUG ELIMINATION PROGRAM PLAN  
(DELETED: PROGRAM TERMINATED)

ATTACHMENT G

VOLUNTARY CONVERSION INITIAL ASSESSMENT  
(TRANSMITTED AS SEPARATE DOCUMENT)

ATTACHMENT H

PROJECT BASED SECTION 8  
(TRANSMITTED AS SEPARATE DOCUMENT)

ATTACHMENT J

2000 CFP PROGRESS REPORT  
(TRANSMITTED AS SEPARATE DOCUMENT)

ATTACHMENT K

2001 CFP PROGRESS REPORT  
(TRANSMITTED AS SEPARATE DOCUMENT)





## ATTACHMENT A

### CAPITAL FUND PROGRAM TABLES

<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>					
<b>PHA Name: WA036</b> <b>KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 7/2002
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	107,785			
3	1408 Management Improvements	15,000			
4	1410 Administration	13,200			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	23,915			
10	1460 Dwelling Structures	145,600			
11	1465.1 Dwelling Equipment—Nonexpendable	14,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: WA036 KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 7/2002
---	--	---------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	319,500			
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				
25	Amount of Line 21 Related to Security – Hard Costs				
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**

PHA Name: WA036 Kitsap County Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
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	
36-1	Replace existing door locks	1460	10	6,000				
	Window screens	1460	30	1,350				
	Landscape improvements	1450	15	1,500				
	Convert to carpet & vinyl (1 of 3 yr plan)	1460	5	15,000				
	Road repair & paving (Munson Hill Dr.)	1450	5	20,000				
36-4	Closet conversion (2 of 2yr plan)	1460	24	30,000				
	Replace carport posts (2 of 2 yr plan)	1460	24	14,000				
	Appliance replacement (3 of 3 yr plan)	1465	16	8,000				
	Window screens	1460	48	2,400				
36-5	Roof replacement (3 of 3 yr plan)	1460	10	30,000				
	Paint exteriors (3 of 3 yr plan)	1460	10	18,000				
	Appliance replacement (3 of 3 yr plan)	1465	11	6,000				
	Gutters & downspouts (1 of 2 yr plan)	1460	15	5,000				
	Convert drapes to blinds (1 of 3yr plan)	1460	11	9,000				
	Window screens	1460	33	2,880				
36-6	Replace tub enclosures (1 of 2 yr plan)	1460	7	4,000				
	Install efficient plumbing fixtures (1 of2)	1460	8	7,070				
	Window screens	1460	15	900				

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

PHA Name: WA036 Kitsap County Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
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	
36-11	Landscape Improvements	1450	10	2,415				
HA-Wide	Operations	1406		107,785				
	Management Improvements	1408		15,000				
	Administration	1410		13,200				

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

PHA Name: WA036 Kitsap Co. Consolidated Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 7/2002	
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	
36-1 Scattered Sites	03/31/04			09/31/06			
36-4 Nollwood	03/31/04			09/31/06			
36-5 Fairview	03/31/04			09/31/06			
36-6 Coventry	03/31/04			09/31/06			
36-11 Austurbruin	03/31/04			09/31/06			
HA Wide Administration	03/31/04			09/31/06			
HA Wide Operations	03/31/04			09/31/06			
HA Wide Mgmt Improv.	03/31/04			09/31/06			



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: WA036 Kitsap Co. Consolidated Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2003	Work Statement for Year 3 FFY Grant: PHA FY: 2004	Work Statement for Year 4 FFY Grant: PHA FY: 2005	Work Statement for Year 5 FFY Grant: PHA FY: 2006
	Annual Statement				
36-1 Scattered Sites		25,350	-0-	58,000	10,000
36-4 Nollwood		61,450	55,000	42,000	59,100
36-5 Fairview		35,420	33,000	30,000	71,650
36-6 Coventry		60,500	92,615	51,800	25,000
36-11 Austurbruin		-0-	-0-	-0-	15,000
HA-Wide		153,995	156,100	154,915	155,965
CFP Funds Listed for 5-year planning		336,715	336,715	336,715	336,715
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year :_2___ FFY Grant: 2003 PHA FY: 2003			Activities for Year: _3___ FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	36-1 Scattered Sites	Road repairs: Roy Rd & Boundry Ln	8,000	36-1 ScatteredSites	None	-0-
		Window coverings: convert to blinds (2/3yr)	12,350			
		Site Improvements: clean backyards	5,000	36-4 Nollwood	Replace cabinets, vanities, countertops (1/4)	20,000
					Plumbing upgrade for efficiency (2/2yr)	20,000
	36-4 Nollwood	Replace cabinets, vanities, countertops(1/4yr)	22,000		Flooring replacement (2/3yr)	10,000
		Plumbing upgrade for efficiency (1/2yr)	25,000		Window coverings: convert to blinds (3/4yr)	5,000
		Landscaping & physical improvements	9,450			
		Window coverings: convert to blinds (2/4yr)	5,000	36-5 Fairview	Replace cabinets, vanities, countertops (1/3)	25,000
					Window coverings: convert to blinds (3/3yr)	8,000
	36-5 Fairview	Landscape & physical improvements	10,000			
		Window coverings: convert to blinds (2/3yr)	10,000	36-6 Coventry	Replace cabinets, vanities, countertops (2/3)	20,000
		Replace gutters & downspouts	12,000		Replace roofs	35,000
		Replace glass sliding doors (1/2yr)	3,420		Replace appliances:range, refrig, hood(2/2)	6,615
					Replace exterior doors (1/2yr)	4,000
	36-6 Coventry	Replace cabinets, vanities, countertops(1/2yr)	25,000		Add exterior storage units (2/3yr)	15,000
		Replace appliances:range, refrig, hood(1/2yr)	8,000		Floor coverings: convert to carpet (1/3yr)	12,000
		Replace tub enclosures (2/2yr)	4,000			
		Plumbing upgrade for efficiency (2/2yr)	8,500	36-11 Austurbruin	None	-0-
		Add exterior storage units (1/3yr)	15,000			
	36-1 Austurbruin	None	-0-			
		<b>Total CFP Estimated Cost</b>	\$182,720			\$180,615



ATTACHMENT G

VOLUNTARY CONVERSION OF PUBLIC HOUSING TO  
SECTION 8 VOUCHERS ASSESSMENT

Component 10 (B) ;

- a. *How many of the PHA's developments are subject to the required initial assessments?*  
Four plus scattered sites.
- b. *How many of the PHA's developments are not subject to the required initial assessments based upon exemptions.*  
One.
- c. *How many assessments were conducted for the PHA's covered developments?*  
One for each development.
- d. *Identify PHA developments that may be appropriate for conversion based on the initial required assessments.*  
None.
- e. *If the PHA has not completed the required initial assessments, describe the status of these assessments.*  
Not Applicable.

Of the 136 KCCHA units, 15 units are "elderly" and are not covered developments for purposes of analyzing conversion.

Of the remaining 121 KCCHA units, 85% are three and four bedroom units. There is a great need for affordable housing for larger families that is not being met by the private market. A number of tenants who have received Section 8 Vouchers were unable to find quality housing within their price range.

KCCHA has concluded that:

1. Conversion could be more expensive than continuing to operate the development as public housing.
2. Conversion of the units would not principally benefit the residents of the public housing development to be converted or the community.
3. Conversion would adversely affect the availability of affordable housing in the community.

The requirements for voluntary conversion have not been met and therefore KCCHA is not planning to convert any Public Housing units to Section 8 vouchers at this time.

## ATTACHMENT H

### PROJECT BASED VOUCHER ASSISTANCE

The Kitsap County Consolidated Housing Authority intends to provide Project-based rental assistance to extremely low-income individuals in existing housing and in housing that will be newly constructed.

The projected number of tenant-based vouchers that will be converted to Project-based vouchers is 47. Project-based vouchers will be attached to projects in the following areas:

- 16 vouchers will be attached to existing housing for people who are disabled in Port Orchard and Bremerton.
- 21 vouchers will be attached to a new construction project for seniors over the age of 55 in Port Orchard.
- 19 vouchers will be attached to existing housing for seniors over the age of 55 in Port Orchard
- 3 vouchers will be attached to existing housing for low income households on Bainbridge Island
- 4 vouchers will be attached to existing housing for seniors over the age of 55 in Silverdale

The Housing Authority is converting up to 20% of its tenant-based Section 8 allocation to project-based Section 8. This is consistent with the Housing Authority's Public Housing Plan, as it ensures that households living in specific developments, especially tax credit projects, have rent that is affordable based on their individual income, rather than based upon a targeted income.

## ATTACHMENT J

### CAPITAL FUND PROGRAM TABLES

<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>					
<b>PHA Name:</b> <b>Kitsap County Consolidated Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P036501-00 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2000</b>
<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: 12/31/2001 <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	86,518.00	86,518.00	86,518.00	86,518.00
3	1408 Management Improvements				
4	1410 Administration	4,000.00	9,500.00	7,500.00	6,301.47
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00	19,500.00	--0--	--0--
10	1460 Dwelling Structures	200,776.00	200,776.00	80,758.00	35,227.47
11	1465.1 Dwelling Equipment—Nonexpendable	14,000.00	14,000.00	2,934.00	2,934.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

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

<b>PHA Name:</b> <b>Kitsap County Consolidated Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P036501-00 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2000</b>
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Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement (revision no:   )  
 Performance and Evaluation Report for Period Ending: 12/31/2001    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>330,294.00</b>	<b>330,294.00</b>	<b>177,710.00</b>	<b>130,980.94</b>
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				
25	Amount of Line 21 Related to Security – Hard Costs				
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

PHA Name: Kitsap County Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P0365001-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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	
36-1 Scattered	Replace doors and locks for safety and security. Existing style obsolete 10 of 30	1460	10	5,700.00	5,700.00	5,700.00	620.00	
	Replace both bath fans on 10 of 30 units. Replace with higher quality fan and install with timer.	1460	10	4,000.00	4,000.00	4,000.00	--0--	
	Replace water heaters for efficiency and to positively vent overflow drain.	1460	30	8,000.00	8,000.00	8,000.00	--0--	
36-4 Nollwood	Replace roofs on last 13 of 25. Changing to 25-year composition shingle roofing.	1460	13	26,000.00	26,000.00	--0--	--0--	
	Replace 10 refrigerators and 10 ranges for energy efficiency.	1465.1	10	6,500.00	6,500.00	2,392.00	2,392.00	
	Replace carpet in 8 units (1 <sup>st</sup> of 4-yr plan)	1460	8	12,800.00	12,800.00	10,000.00	7,376.54	
	Landscaping and sprinkler system improvements.	1450	48	25,000.00	19,500.00	--0--	--0--	

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

PHA Name: Kitsap County Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P0365001-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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	
36-5 Fairview	Replace 10 decks. Bring to code & make safe.	1460	10	12,176.00	12,176.00	938.00	937.68	
	Roof 15 of 32 units. (1 <sup>st</sup> of 3-yr plan)	1460	15	22,500.00	22,500.00	14,000.00	9,458.55	
	Paint 18 of 32 units. (1 <sup>st</sup> of 3-yr plan)	1460	18	25,200.00	25,200.00	1,287.00	1,287.04	
	Replace carpet and vinyl 12 of 32 units.(1 <sup>st</sup> of 3-yr plan)	1460	12	38,000.00	38,000.00	10,000.00	6,009.50	
	Replace 10 refrigerators and 10 ranges. (1 <sup>st</sup> of 2-yr plan)	1465.1	10	7,500.00	7,500.00	542.00	542.00	
	Replace garage doors on 20 of 32 units (40 doors) replacing with metal doors. (1 <sup>st</sup> of 3-yr plan)	1460	20	21,200.00	21,200.00	18,000.00	707.50	
36-6 Coventry	Paint all 15 units.	1460	15	24,000.00	24,000.00	7,168.00	7,165.66	
36-7 Austurbruin	Replace all locks. Locks are low grade and high maintenance.	1460	10	1,200.00	1,200.00	1,665.00	1,665.00	



## ATTACHMENT K

### CAPITAL FUND PROGRAM TABLES

<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>					
<b>PHA Name:</b> Kitsap County Consolidated Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P036501-01 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2001</b>
<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: 12/31/2001 <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	136,115.00			
3	1408 Management Improvements				
4	1410 Administration	25,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	160,600.00			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

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

<b>PHA Name:</b> <b>Kitsap County Consolidated Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: WA19P036501-01 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2001  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>336,715.00</b>			
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				
25	Amount of Line 21 Related to Security – Hard Costs				
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

PHA Name: Kitsap County Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: WA19P036501-01 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	
36-1 Scattered	Zinc 15 roofs	1460	15	4,500.00		--0--	--0--	
	Replace existing door locks (1 <sup>st</sup> of 2-yr plan)	1460	8	6,000.00		--0--	--0--	
36-4 Nollwood	Closet conversion (1 <sup>st</sup> of 2-yr plan)	1460	24	24,000.00		--0--	--0--	
	Repair carport posts (1 <sup>st</sup> of 2-yr plan)	1460	24	14,000.00		--0--	--0--	
	Appliance replacement	1465.1	10	7,500.00		--0--	--0--	
	Gutter and downspout replacement	1460	24	12,000.00		--0--	--0--	
36-5 Fairview	Roof replacement (2 <sup>nd</sup> of 3-yr plan)	1460	11	16,500.00		--0--	--0--	
	Replace plumbing fixtures for efficiency	1460	33	33,000.00		--0--	--0--	
	Paint exteriors (2 <sup>nd</sup> of 3-year plan)	1460	14	20,000.00		--0--	--0--	
	Garage door replacement (2 <sup>nd</sup> of 3-yr plan)	1460	7	8,000.00		--0--	--0--	

