

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

Final
4/10/2003

PHA Plans

5-Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year beginning 7/2003

**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: King County Housing Authority

PHA Number: WA002

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

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 - *Plan Template only*
- 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 – *Admissions and Occupancy Policy Only*
- 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)

The Mission of the King County Housing Authority is to provide quality affordable housing opportunities and to build communities through partnerships. We encourage self-sufficiency and we protect the dignity of people with limited resources while safeguarding the public trust.

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.

Please refer to the "Other" category below for a listing of the Housing Authority's Goals and 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)

The goals and objectives adopted by the King County Housing Authority are as follows:

Goal One: *Continue to utilize the public housing and tenant based programs, to the maximum extent possible, to serve as a safety net for the County's lowest income households.*

Objectives:

- 1. Continue the focus of public housing and tenant based programs, as outlined in the Authority's Admission Policies and Administrative Plan on very low-income households.*
- 2. Successfully implement the Mainstream, Allocation, and Family Unification Programs to house 700 new households with special needs by July 2001.*
- 3. Successfully implement the welfare-to-work program to house 700 additional households transitioning from TANF or very low incomes to economic self-sufficiency by July 2001.*

4. Project-base 50 to 100 Section 8 vouchers in partnership with direct service providers in order to increase the availability of housing with supportive services to enable disabled households to live independently in the community by July 2001.

5. Take appropriate steps to encourage the deconcentration of very low-income households in impacted neighborhoods.

Goal Two: Continue to improve the quality and efficiency of Public Housing Operations.

Objectives:

1. Continue to achieve high performance status under HUD's Public Housing Assessment System which evaluates the physical, financial, management operations and resident service and satisfaction elements of public housing operations.

2. Continue to improve operational productivity and efficiency through automation, staff training, operations streamlining, decentralized decision-making and work place improvements.

3. Develop effective financial and management reporting tools for asset management on a project specific basis by July 2001.

4. Improve customer satisfaction through a continued focus on clear, responsive and respectful interaction with public housing residents, Section 8 program participants, private landlords and the general public.

5. Work to attract and maintain a highly committed and diversified work force. Encourage resident employment opportunities within KCHA and continue to provide full access to woman and minority contractors.

Goal Three: Expand the scope and increase the effectiveness of services delivered and support of public housing residents and Section 8 participants.

Objectives:

1. Work with government and community-based organizations to provide TANF dependent and low wage residents and Section 8 participants with additional resources necessary to achieve economic self-sufficiency.

2. Evaluate the need for and assist in the development of on-site or community based childcare and Early Childhood Education facilities within Public Housing sites.

3. Expand services available to seniors and disabled households in public housing to enable them to continue to live independently in the community for as long as possible.

4. Enter into additional partnerships with community based service providers to expand services available to children and young adults living in public housing.

5. Working in partnership with community-based agencies and behavioral health care systems establish a network of provider agencies to assure appropriate service support to special needs households in public housing or tenant based housing programs.

Goal Four: *Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.*

Objectives:

1. *Develop detailed 10 year capital and preventive maintenance plans for each public housing complex by July 2001.*
2. *Fully sprinkler and install modernized fire detection and communication systems in all twenty public housing complexes for senior and disabled households by 2005.*
3. *Improve resident satisfaction with public housing units through an inventory-wide interior modernization program that addresses 55% of KCHA's residential complexes by 2005.*
4. *Improve neighborhood satisfaction with public housing through completion of the Authority's exterior modernization program and enhanced landscape improvements.*

Goal Five: *Continue the expansion of the Authority's tenant based housing programs.*

Objectives:

1. *Work with the landlord community to absorb 1,400 new Section 8 households by July 2001.*
2. *Look to expand the Section 8 program, by at least 500 additional households, funding opportunities permitting.*
3. *Implement a program to support and encourage Section 8 recipients to become home owners.*
4. *Work with the service provider community to expand supportive service resources available to Section 8 program participants.*

In its Five Year Plan the Housing Authority reserves the right to exercise, to the fullest extent authorized by law, the ability to undertake any joint ventures, partnerships, subsidiaries or other business arrangements, as more specifically enumerated under Section 13 of the Housing Act of 1937, as amended.

NOTE: *During fiscal year 2002, the Housing Authority received an invitation from HUD to participate in the Moving to Work demonstration program. Currently, the Housing Authority is negotiating with HUD an MTW contract that will determine the scope of program and policy changes that could occur as a result of participation in the demonstration. Upon execution of the MTW Contract, the Housing Authority will proceed with development of an MTW Annual Plan. The MTW Annual Plan will replace KCHA's 5-Year Plan and Annual Agency Plan as the primary resource used to outline the Authority's goals, objectives and programs.*

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 Housing Authority elects not to include this OPTIONAL summary.

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
 ◆ *Revised template questions attached, per HUD Notice PIH2001-4 (Filename: wa002a01.doc)*
- FY 2003 Capital Fund Program Annual Statement (*Filename: wa002b01.doc*)
- 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 (*Filename: wa002c01.xls*)

- FY 2003 Capital Fund Program 5 Year Action Plan (*Filename: wa002d01.doc*)
- Public Housing Drug Elimination Program (PHDEP) Plan *N/A to current plan year*
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*As noted in Plan text – no comments received*)
- Other (List below, providing each attachment name)

Progress toward meeting the Mission and Goals of the 5-Year Plan (Filename: wa002e01.doc)
Membership of the Resident Advisory Board (Filename: wa002f01.xls)
Resident Membership on the PHA Governing Board (Filename: wa002g01.doc)
Project-based Section 8 Program Plan (Filename: wa002h01.doc)
Capital Fund P&E Report – FY1999 (Filename: wa002i01.doc)
Capital Fund P&E Report – FY2000 (Filename: wa002j01.doc)
Capital Fund P&E Report – FY2001 (Filename: wa002k01.doc)
Capital Fund P&E Report – FY2002 (Filename: wa002l01.doc)
Capital Fund P&E Report – Reserve for Disasters/Emergencies FY01 (Filename: wa002n01.doc)
Voluntary Conversion – Initial Assessment (Filename: wa002o01.xls)

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.

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| XX | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| XX | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| XX | 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 of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| XX | 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 |
| XX | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| XX | 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 |
| XX | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | | Policies |
| XX | 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 |
| XX | 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 |
| XX | 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 |
| XX | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| XX | 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 |
| XX | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| XX | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| XX | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| XX | 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 |
| XX | 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 |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| XX | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted | Annual Plan: Conversion of Public Housing |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | |
| N/A | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| N/A | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| XX | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| XX | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| XX | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| XX | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| XX | 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 |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| XX | Public Housing Pet Policies for Family and Mixed-Population developments | |
| XX | Community Service Policy – <i>Included in Public Housing Admissions and Occupancy policy.</i> | |
| | | |

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 | Afford- Ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income <= 30% of AMI | 13,140 | 5 | 5 | 2 | 2 | 3 | N/A |
| Income>30% but <=50% of AMI | 14,135 | 5 | 5 | 2 | 2 | 3 | N/A |
| Income>50% but <80% of AMI | 13,630 | 4 | 4 | 2 | 2 | 3 | N/A |
| Elderly | 6,640 | 5 | 5 | 2 | 3 | 1 | N/A |
| Families with Disabilities | 5,000 | 5 | 5 | 2 | 5 | 3 | N/A |
| Race/Ethnicity – Caucasian | 34,635 | 4 | 4 | 2 | 2 | 3 | N/A |
| Race/Ethnicity – All Minorities | 6,335 | 5 | 5 | 2 | 2 | 3 | N/A |
| Race/Ethnicity – African American / Non-Hispanic | 2,055 | 5 | 5 | 2 | 2 | 3 | N/A |
| Race/Ethnicity – Hispanic | 1,305 | 5 | 5 | 2 | 2 | 3 | N/A |

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:

- King County Consolidated Housing and Community Development Plan for 2002 – 2003. Adopted by the King County Council (September 1999)

- City of Auburn Consolidated Plan for Years 2000 to 2004. Adopted by Auburn City Council (November 1999)
- City of Bellevue Consolidated Housing and Community Development Plan for 2000 – 2003. Adopted by Bellevue City Council (October 1999)

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)

- Area Plan on Aging 2002 – 2003. Prepared by Aging and Disability Services of Seattle – King County (November 1999)
- Priced Out in 1998: The Housing Crisis for People with Disabilities. Published by The Technical Assistance Collaboration, Inc. and The Consortium for Citizens with Disabilities Housing Task Force (March 1999)

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.

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| 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 | 3760 | | 1822 |
| Extremely low income <=30% AMI | 3348 | 89% | |
| Very low income (>30% but <=50% AMI) | 372 | 10% | |
| Low income (>50% but <80% AMI) | 38 | 1% | |
| Families with children | 2044 | 54.4% | |
| Elderly families | 675 | 18% | |
| Families with Disabilities | 468 | 12.5% | |
| Racial Data: | | | |
| Caucasian/Non-Hispanic | 1958 | 52% | |
| Caucasian/Hispanic | 94 | 2.5% | |
| Black | 881 | 23.4% | |
| Indian/Eskimo | 66 | 1.8% | |
| Asian | 601 | 16% | |
| Hawaiian/Pacific Islander | 160 | 4.3% | |

| | | | |
|---|------|-------|-----|
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 1520 | 40.4% | 696 |
| 2 BR | 1464 | 38.9% | 628 |
| 3 BR | 648 | 17.3% | 388 |
| 4 BR | 110 | 2.9% | 98 |
| 5 BR | 18 | 0.5% | 11 |
| 5+ BR | | | 1 |
| 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 | | | |

| Housing Needs of Families on the Waiting List | | | |
|---|------------------|---------------------|--|
| 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 | 6752 | | 1125 |
| Extremely low income <=30% AMI | | | Not available for Section 8 Applicants. Income eligibility screening completed prior to issue of voucher. |
| Very low income (>30% but <=50% AMI) | | | |
| Low income (>50% but <80% AMI) | | | |
| Families with children | 4663 (estimated) | 69% | |
| Elderly families | 772 | 11% | |
| Families with Disabilities | 1317 | 20% | |

| | | | |
|--|------|-----|--|
| Racial Data: | | | |
| Caucasian/Non-Hispanic | 3221 | 48% | |
| Caucasian/Hispanic | 301 | 4% | |
| Black | 2386 | 35% | |
| Indian/Eskimo | 201 | 3% | |
| Asian | 413 | 6% | |
| Hawaiian/Pacific Islander | 231 | 3% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 9 months | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes - Targeted program applicants only | | | |

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)

Overview of Strategies:

The King County Housing Authority (KCHA) shall continue to employ maintenance and management practices and policies that produce low turnover time for public housing units, minimizing the number of public housing units off-line at any given time. Further, KCHA has established Section 8 payment standards (effective October 2001), including higher payment standards within identified high-rent areas, to better enable families to rent units throughout the jurisdiction and to help to ensure families served by KCHA have access to affordable housing. KCHA has implemented efforts to market the Section 8 program to owners throughout the jurisdiction and has contracted with the YWCA of King County to assist disabled households to identify new rental opportunities utilizing their Section 8 Vouchers. KCHA will continue to participate in the Consolidated Plan process, as requested, providing information about affordable housing programs owned and managed by KCHA and information regarding need for housing assistance.

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)

Overview of Strategies:

In recent years, KCHA has received awards of 3,323 additional Section 8 Housing Choice Vouchers, through the Fair Share Program, the Family Unification Program, the Allocation Program, the Mainstream Program and the Welfare-to-Work Program. KCHA has worked closely with local social service systems, governmental agencies and other Housing Authorities to ensure the effective utilization of these Vouchers. KCHA is committed to continuing to apply for additional Section 8 units that become available, including Vouchers targeted to serve special needs populations. Further, KCHA continues to be active within its jurisdiction in pursuing opportunities to leverage housing resources in order to acquire,

renovate and preserve affordable housing units within King County, including units with expiring project-based Section 8 contracts. KCHA will actively pursue such financing, including tax credit and bond-financing, in order to support the provision of affordable housing opportunities for low and moderate-income households. During the next fiscal year, KCHA will explore implementation of an expanded Section 8 Project-based program utilizing flexibility anticipated as a participant in HUD's MTW demonstration program.

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)

Overview of Strategies:

The King County Housing Authority currently exceeds federal targeting requirements for families at or below 30% of AMI within both our public housing and tenant based Section 8 programs. This will continue for the upcoming year, although KCHA will pursue strategies to avoid excessive concentration of low-income households within specific areas, such as maintaining our policy providing for higher Section 8 payment standards within identified higher-rent areas, and continuing to market our Section 8 program to new potential owner / landlords. Further, KCHA has adopted flat rent policies, based on market rate rental costs, for our public housing program, providing greater incentives for public housing residents to seek work.

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)

Overview of Strategies:

KCHA has adopted flat rent policies, based on market rate rental costs, for our public housing program, providing greater incentives for public housing residents to seek work. Further, KCHA has actively sought to acquire and preserve affordable housing opportunities, using tax credit and bond-financing, which can help serve the housing needs of families at or below 50% of AMI.

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)

Overview of Strategies:

KCHA's HUD-approved Allocation Plan does not currently designate public housing units for the elderly, but KCHA has received additional Section 8 Vouchers to provide new housing opportunities to adults with disabilities in order to provide an alternative to public housing units for these households and to help maintain these units as a viable resource for elderly households. Further, KCHA would be interested in applying for special purpose vouchers targeted to the elderly if such Vouchers were made available. Finally, since the Fall of 1995, KCHA has continue to expand its Support Services Coordination Program to help meet the needs of elderly households, to help elderly residents remain living independently as long as possible, and to help make our public housing developments a more attractive and supportive environment for elderly households. (Note: During the next fiscal year, it is KCHA's intent to utilize the anticipated flexibility of HUD's MTW demonstration program to further explore the potential to designate public housing units for the elderly.)

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)

Overview of Strategies:

KCHA's HUD-approved Allocation Plan does not designate public housing units for families with disabilities, but KCHA has received additional Section 8 Vouchers to provide new housing opportunities to adults with disabilities in order to provide increasing housing opportunities and an alternative to public housing for these households. KCHA will continue to work very closely with a network of non-profit social service and behavioral health care systems in order to affirmatively market the availability of these new housing opportunities and to help ensure that disabled households utilizing these Section 8 Vouchers receive adequate support to be successful within this program. KCHA is interested in continuing to apply for special purpose vouchers targeting families with disabilities should such Vouchers be made available.

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)

Overview of Strategies:

KCHA's current marketing efforts effectively reach diverse populations within King County, including racial and ethnic groups with disproportionate housing needs, as reflected within the racial and ethnic demographics of our current public housing residents and current Section 8 participants, and as reflected among the households currently on our waitlists for both programs. KCHA will maintain its current efforts in this area, and will also consider potential strategies to more effectively reach potential elderly applicants from racial and ethnic groups with disproportionate housing needs.

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)

Overview of Strategies:

KCHA utilizes a contract with the YWCA of King County to provide services to assist disabled households to identify and secure appropriate rental housing utilizing Section 8 assistance throughout our jurisdiction. Further, KCHA shall continue to market the Section 8 program to a wide variety of owners/landlords throughout out jurisdiction. Both of these efforts have the goal of identifying new landlords/owners to participate within the Section 8 program, outside existing areas of concentration as possible.

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.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|--------------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2000 grants) | | |
| a) Public Housing Operating Fund | 5,993,640 | |
| b) Public Housing Capital Fund | 6,400,000 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 57,776,670 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | 588,299 | |
| h) Community Development Block Grant | 300,000 | |
| i) HOME | | |
| Other Federal Grants (list below) | | |
| <i>FSS; Homeownership; Neighborhood Networks</i> | 548,000 | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| <i>Comprehensive Grant</i> | 4,802,646 | <i>PH Capital Improvements</i> |
| <i>HOPE VI</i> | 31,910,830 | <i>HOPE VI - Park Lake</i> |
| | | |
| 3. Public Housing Dwelling Rental Income | 7,540,358 | <i>PH Operations</i> |
| | | |
| | | |
| 4. Other income (list below) | | |
| <i>Interest; Port Fees; Tenant Charges; Local Grants</i> | 1,316,562 | <i>PH/Section 8 Operations</i> |

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| | | |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 112,505,633 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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)

The application process has two phases. The first phase is the pre-application phase, during which limited information is gathered that allows the determination of any preference to which the applicant may be entitled and which places them on the waiting list. The second phase is the final determination of eligibility, which takes place when the applicant nears the top of the waiting list. Verification of all preferences, eligibility, suitability and selection factors take place at that time.

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)

Ⓞ Eligibility for admission to the public housing program is limited to those applicants who:

- Ⓞ Qualify as a Family as defined in the Admissions and Occupancy Policy
Ⓞ Qualify as Citizens, Nationals, or as Noncitizens who have eligible immigration status
Ⓞ Provide a Social Security Number for each Family Member 6 years or older, or certification that they do not have one.
Ⓞ Has a family size such that, according to the HA's occupancy standards, an appropriate size dwelling unit is available.
Ⓞ Sign the required consent forms

Ⓞ In addition to basic eligibility for the public housing programs, the HA also reviews applicants to determine their suitability for the housing provided, as described in Section 4.C. of the Admissions and Occupancy Policy.

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)

Applications are received, in person or by mail, at any of the five (5) Authority community-wide Area Offices. An applicant applying at one area office may elect to have his/her application on the waiting list at that area office, at another area office, or at all area offices.

- b. Where may interested persons apply for admission to public housing?

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

All Area Management Offices – see Section 2.a above.

- 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?**0**

⑨ *KCHA intends to explore the potential for implementing site-based waiting lists upon execution of a contract with HUD to participate in the MTW demonstration program.*

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?

While the HA does not plan on targeting more than 40% of all new admissions to families at or below 30% of median income, the HA's tenant selection system should result in a significantly higher percentage.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies *as defined in the Admissions and Continued Occupancy Policy*
 Overhoused *
 Underhoused *
 Medical justification *
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

- Ⓞ *Request to move closer to special school or place of employment **
- Ⓞ *Requests to meet identified needs for reasonable accommodation, or, to enable modernization work to proceed*
- Ⓞ *Requests to move closer to family (elderly families only) **
- Ⓞ *Resident Incentive transfers*
- Ⓞ *Other transfers approved by the HA when a transfer is the only or best way of solving a serious problem.*

*Transfers approved for reasons marked with an * above (defined as non-emergency transfers), will be housed at a ratio of 1 for every 7 admissions of applicants from the waiting list.*

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 (*pursuant to qualifications outlined in Section 6.C of the HA’s Admissions and Occupancy Policy*)
- Victims of reprisals or hate crimes - *as defined under former Federal preference*
- Other preference(s) (list below)

Applicants who document qualification for one of the following local set-aside program preferences subject to the limit of the number of units allocated as described in Section 6.C. of the Admissions and Occupancy Policy:

- Family Restoration Program*
- Work Training Participants*
- Bellevue Homeless Family Program*
- King County Department of Human Resource Disability Program*
- Special circumstances, if approved by the Executive Director, for situations not meeting one of the other preferences.*

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:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 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)
- 1 Those previously enrolled in educational, training, or upward mobility programs
(pursuant to the qualifications outlined in Section 6.C of the HA's Admissions and Occupancy Policy)
- 2 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

The local set-aside preferences, as described in 4.c.2 above, may be housed ahead of number two (2) preference holders but only to the limits established in the Admissions and Occupancy Policy.

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)

- (1) Public Housing Orientation Video; and,*
- (2) Public Housing Program and Services Brochure.*

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

Per HUD Notice PIH 2001-4, the Housing Authority is providing a response to the Rule to Deconcentrate Poverty and Promote Integration of Public Housing as an attachment to the Agency Plan.

Required information may be located in the following: Filename: wa002a01.doc

- 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)
- 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:

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:

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)

As elaborated on in Section 3.8.D. of the Section 8 Administrative Plan, the Housing Authority will determine eligible for admission only those applicants:

☐ *Who qualify as a Family*

☐ *Whose Annual Income does not exceed the Low Income Limits for admission*

☐ *Who qualify as Citizens or as Noncitizens who have eligible immigration status*

☐ *Who do not owe rent or other amounts to the HA or to another PHA in connection with Section 8 or public housing assistance*

☐ *Who, as a previous participant in the Section 8/ Housing Voucher Program, have not failed to reimburse the HA or another HA for any claims paid to an Owner*

☐ *Who have not breached an agreement with the HA to pay amounts owed to a HA, or amounts paid to an owner by a HA (at its discretion, the HA may offer a family an opportunity to enter an agreement to pay such amounts but the terms of such agreement will be prescribed by the HA)*

☐ *Who have not previously been denied eligibility to a Housing Authority program, terminated from Section 8 for violation of any family obligations under the program or who have not been previously evicted from public housing (defined further in Section 3.D. of the Section Administrative Plan)*

☐ *Who have not been illegally using a controlled substance or have not given the HA reasonable cause to believe that the family member's pattern of illegal use of a controlled substance may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.*

- Whose family does not include any member subject to a lifetime registration requirement under a State sex offender registration program. Such families will be banned permanently from the program.*
- Who conform to the Authority's subsidy standards.*
- Who do not have a conflict of interest as defined in the ACC, HAP Contract and Administrative Plan.*
- Who have not misrepresented any material fact during the application process*

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

Except when local police report to the Section 8 office that criminal activity has occurred.

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)

Upon the request of the Owner, the HA will share the following:

- The family's current address (as shown in HA records); and*
- The name, address and telephone number of the landlord at the family's current and prior address*
- State what, if any money is owed to the HA by the tenant for damages to a prior unit.*
- Offer to assist an owner in screening tenants by providing sample screening forms.*

(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)

Section 8 Administration 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:

- A family may request and, at the sole discretion of the Housing Authority, receive an extension for up to another 60 days based on the following criteria:*
- Whether the family has requested the extension prior to the expiration of the voucher;*
 - Whether the family can provide documentation demonstrating good faith efforts to locate suitable housing;*
 - Whether it is reasonable to assume that the family, with an extension, will be able to use the voucher by locating suitable housing.*
- If a person with a disability is unable to locate a unit within the maximum 120 day time limit and requests a reasonable accommodation to extend the term of the voucher prior to the termination date, the HA may extend the Voucher past the 120 day limit.*

(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?

While the HA does not plan on targeting more than 75% of all new admissions to families at or below 30% of median income, the Housing Authority's preference selection system should result in a significantly higher percentage.

- 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 - *as defined in former Federal preference*
- Other preference(s) (list below)

A restricted number of applicants will be selected ahead of those on the general waiting list based on the following local preferences (up to any maximum amounts designated in the Section 8 Administrative Plan):

- ⓐ *Disabled applicants eligible for Vouchers specifically received from NOFAs under the Mainstream or Allocation programs.*
- ⓐ *Applicants who qualify for Vouchers under specific funding received for the Welfare to Work program.*
- ⓐ *Applicants who qualify for Vouchers available as Section 8 Project-based assistance or Tenant-based for new transitional housing programs for homeless families in King County in collaboration with the Gates Foundation Sound Families Initiative.*
- ⓐ *Project-based Participants, in good standing, who, after 12 months of residency, opt to move from the Project-based assisted unit to Tenant-based assistance.*
- ⓐ *Who qualify for Vouchers made available to assist adults (age 18-21) transitioning from foster care.*
- ⓐ *Applicants who qualify for one of specialized programs (as described in the Administrative Plan), including programs such as those assisting:*
 - ⓐ *Victims of Domestic Violence*
 - ⓐ *Homeless Applicants Residing in Transitional Housing*
 - ⓐ *Terminally Ill Applicants*
 - ⓐ *Family Unification applicants referred by the Washington State Division of Family and Children Services.*
- ⓐ *Special hardship situations, as approved by the Executive Director, which do not qualify under one of the other preferences*
- ⓐ *Current Public Housing residents who successfully complete, or make a good faith effort toward completing, their three-year Youngs Lake residential/economic self-sufficiency plan, but have been unable to either purchase a home or have sufficient resources to independently afford private rental housing.*
- ⓐ *Current residents of KCHA's Local Flat Rent program who would be adversely impacted by changes in the rent resulting from the necessary restructuring of the development's financial base.*

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

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 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 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
- 2 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

The local set-aside preferences, as described in 4.b.2 above, may be housed ahead of number two (2) preference holders but only to the limits established in the Section 8 Administrative Plan.

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

Except as stated in the Section 8 Administrative Plan for specific targeted funding allocations, where selection is made by date and time of application.

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)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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?

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

- The household has lost eligibility for a federal, state, or local assistance program;*
- The household has applied for a federal, state, or local assistance program and is waiting for a determination by program officials as to its eligibility for assistance;*

- The household would face eviction if forced to pay minimum rent;*
- The household income has decreased; or*
- There has been a death in the household.*

Guidelines explaining how hardship exception requests are processed are located in Section 9 of the Admission and Occupancy Policy.

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)

The Young's Lake Resident Incentive Transfer Program

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)
- 95th 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)

Changes in Family composition or other circumstances that have not previously been reported.

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)

- ① HUD published Fair Market Rents
- ① Housing Authority Minimum Operating Rents

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)

**Except for HUD approved Exception Rent Areas (Redmond, Bellevue, Kirkland, Juanita, Kingsgate, Woodinville, Issaquah)*

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)

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)

- Rent burden relative to the availability of units by bedroom size*
- Average gross rents paid by current Voucher Holders*
- The current HUD approved Fair Market Rents*
- Rent Reasonableness data used for the Section 8 program*
- Local vacancy rate data*

(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)

Exceptions may be granted to participants who can document one of the following "hardship" circumstances:

- The household has lost eligibility for a federal, state, or local assistance program;*
- The household has applied for a federal, state, or local assistance program and is waiting for a determination by program officials as to its eligibility for assistance;*
- The household would face eviction if forced to pay minimum rent;*
- The household income has decreased; or*
- There has been a death in the household.*

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)

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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. (Filename: wa002b01.xls)
- A brief description of the management structure and organization of the PHA follows:

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.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|--|
| Public Housing | 3249 | 340 units |
| Section 8 Vouchers | 7900 | 420 families |
| Section 8 Certificates | 0 families | 0 families |
| Section 8 Mod Rehab | 12 families | 9 families |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | 45- Mental Health 125- Domestic Violence..... 64 - Homeless Families..... 300 - Family Unification..... 944 - Allocation..... 265- Mainstream 735 - Welfare to Work..... 25 - Terminally Ill | 2- estimate over 12 months 7- estimate over 12 months 3 - estimate over 12 months 16- estimate over 12 months 36 - estimate over 12 months 13- estimate over 12 months 39-estimate over 12 months 2 - estimate over 12 months |
| Public Housing Drug Elimination Program (PHDEP) | 1728 units | 250 families |
| Other Federal Programs (see below) | | |

| | | |
|---|--------------|--------------|
| Family Self-Sufficiency Program | 205 families | 10 families |
| ROSS Grant – PL CDC | 733 units | 120 families |
| ROSS Grant - PH Elderly Service Coordinator Program | 1,102 units | 225 families |

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)

Public Housing Admissions and Occupancy Policy

- ☐ ***Pet Policy for Family Developments***
- ☐ ***Pet Policy for Mixed Population Developments***
- ☐ ***Resident Community Service Policy***

Public Housing Maintenance Plan

- ☐ ***Pest Extermination Policy***

Other General Housing Authority Policies:

Administrative/Financial Policies

- ☐ ***Capitalization Policy***
- ☐ ***Check Signing Policy***
- ☐ ***Disposition Policy***
- ☐ ***Facilities Use Policy***
- ☐ ***Fund Transfer Policy***
- ☐ ***Investment Policy***
- ☐ ***Procurement Policy***

Human Resources Policies

- ☐ ***Blood-borne Pathogen Policy***
- ☐ ***Ethics/Conflict of Interest Policy***
- ☐ ***Hazardous Materials Policy***
- ☐ ***Organizational Chart***
- ☐ ***Personnel Policy***
- ☐ ***Workplace Violence Policy***

(2) Section 8 Management: (list below)

Section 8 Housing Choice Voucher Administrative Plan

- ☐ ***Section 8 FSS Action Plan***

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.

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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:

The Housing Authority does not exclude from the Grievance Procedures evictions due to drug-related criminal activity. Access to the Grievance Procedure is allowed for all Lease violations. In addition, under the Housing Authority's established procedure, the Hearing Officer is selected from a list of outside, independent contractors with prior experience in dispute/court resolution for all evictions or grievances involving amounts in excess of \$100.

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)

Area Management Offices

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)

The Section 8 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.

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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 (state name) (*Filename: wa002b01.doc*)

-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: (*Filename: wa002d01.doc*)

-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)

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: *Park Lake Homes*
2. Development (project) number: *WA19P002004*
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:

During FY02, as outlined in the Annual Plan and approved by HUD's Special Applications Center (SAC), the Housing Authority demolished 12 units within the Springwood Apartments to allow the addition of a HEADSTART and Community Services facility on-site. In conjunction with that proposal, it is the Housing Authority's intent to request Public Housing funds for 12 units located in the County's South end to replace the units demolished at Springwood.

NOTE: *The Housing Authority reserves the right to exercise, to the fullest extent authorized by law, the ability to undertake any joint ventures, partnerships, subsidiaries or other business arrangements, as more specifically enumerated under Section 13 of the Housing Act of 1937, as amended.*

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.

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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.)

| Demolition/Disposition Activity Description |
|---|
| 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: |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

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

The information detailed below outlines the HA’s current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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.)

The Housing Authority has applied for and received approval from HUD to designate all of its senior/disabled buildings as “Mixed Population” facilities, available to both elderly and disabled families. As a “High performing” Agency, eligible for streamlined submission of the Agency Plan, we are electing to 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.

| Designation of Public Housing Activity Description | |
|---|--------------------------|
| 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: (DD/MM/YY) |
| 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.

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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.)

1. 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.

| Conversion of Public Housing Activity Description |
|---|
| 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)]

The information detailed below outlines the HA's current policies and procedures for the Public Housing and Section 8 Voucher programs. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|---|--|
| 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)
 Part of the development
 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.)

The Housing Authority will be exploring the possibility of a Section 8 Homeownership program during the next fiscal year. Any such program will, at a minimum, require that any financing for home purchase:

- (a). *be provided, insured, or guaranteed by the state or Federal government;*
- (b). *comply with secondary mortgage market underwriting requirements; or,*
- (c). *comply with generally accepted private sector underwriting standards.*

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)

☐ *Coordination of efforts regarding the Family Unification program (Memorandum of Understanding dated 3/22/99)*

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 – *Welfare to Work program*
 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
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|-------------------------|--|--|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (Development office / PHA main office / other provider name) | Eligibility (Public housing or Section 8 participants or both) |
| Auburn Food Bank: Food Bank Services Located at Burndale Homes, also serving Firwood Circle, Green River Homes | Sites include 220 units | As requested and available. | Auburn Food Bank or PHA Staff | Public Housing Residents and Section 8 Participants, and Other Area Residents |
| Bellevue Boys and Girls Club: Computer Activity Centers and Youth Services at Eastside Terrace Hidden Village, and Spiritwood Manor, also serving College Place | Sites include 309 units | As requested and available. | Bellevue Boys and Girls Club or PHA Staff | Public Housing and Preservation Program Residents |
| Bellevue Boys and Girls Club: Summer Lunch Program at Eastside Terrace, Hidden Village and Spiritwood Manor | Sites include 258 units | As requested and available. | Bellevue Boys and Girls Club or PHA Staff | Public Housing and Preservation Program Residents |
| Bellevue Community College: Outreach and Educational Case Management Services at Hidden Village and Spiritwood Manor | Sites include 207 units | As requested and available. | Bellevue Community College or PHA Staff | Preservation Program Residents |
| Boys and Girls Club of King County: Late Night and Weekend Youth Recreation Programs at Park Lake Homes | Site includes 733 units | As requested and available. | Boys and Girls Clubs of King County or PHA Staff | Public Housing Residents and Section 8 Participants, and Other Area Residents |

| | | | | |
|--|---------------------------|-----------------------------|--|--|
| Boys and Girls Clubs of King County: Youth Recreation and Other Services at Park Lake Homes and Firwood Circle, also serving Burndale Homes, Evergreen Court, Green River Homes, and King's Court | Sites include 1,013 units | As requested and available. | Boys and Girls Clubs of King County or PHA Staff | Public Housing Residents and Section 8 Participants, and Other Area Residents |
| Center for Career Alternatives: ESL, Job Preparation and Placement Assistance for Springwood, Cascade, and Valli Kee | Sites include 567 units | As requested and available. | Center for Career Alternatives or PHA staff | Public Housing Residents and Kent Area Section 8 Participants |
| Center for Human Services Homework Factory at Ballinger Homes | Site includes 110 units | As requested and available. | Center for Human Services or PHA Staff | Public Housing Residents |
| City of Auburn Police Department: Community Policing Services for Burndale Homes, Firwood Circle, Green River Homes | Sites include 220 units | As requested and needed. | City of Auburn Police Department: Community Policing Services or PHA Staff | Public Housing Residents |
| City of Bellevue Police Department: Community Policing and Outreach at Spiritwood Manor, College Place, Eastside Terrace and Hidden Village | Sites include 309 units | As requested and needed. | City of Bellevue Police Department or PHA Staff | Public Housing and Preservation Program Residents |
| City of Kent Police Department: Community Policing Services at Springwood Apartments and Valli Kee Homes, including Police Substation at Springwood Apartments | Sites include 460 units | As requested and needed. | City of Kent Police Department or PHA Staff | Public Housing Residents |
| City of Shoreline Departments of Parks and Recreation: Youth Services at Ballinger | Site includes 110 units | As requested and available. | City of Shoreline Departments of Parks and Recreation or PHA Staff | Public Housing Residents |
| Des Moines Area Food Bank: Provides food assistance to residents of Riverton Terrace. | Site includes 60 units | As requested and available. | Des Moines Area Food Bank Staff or PHA Staff | Public Housing Residents |
| Dynamic Language Center: Translation and interpretation services to support service programs and better meet residents' needs | All sites | As needed. | PHA Staff | Public Housing Residents, Section 8 Participants, and Preservation Program Residents |

| | | | | |
|--|----------------------------------|-----------------------------|---|---|
| Eastside Domestic Violence Program: Referral and On-Going Support to Family Unification Program Participants | Total of 200 FUP Vouchers | FUP eligibility criteria | Eastside Domestic Violence Program or PHA staff | Section 8 Participants |
| Federal Way Youth and Family Services: Family support programming at Kings Court, also serving Evergreen Court | Sites include 60 units | As requested and available | Federal Way Youth and Family Services or PHA staff | Public Housing Residents and Other Area Residents |
| Green River Community Technology College Interns: Technology Center Equipment and Technical Teaching Support Classes for Burndale Apartments, Green River Homes and Firwood Circle. | Sites include at least 160 units | As requested and available. | King County Housing Authority AmeriCorps*VISTA Program or other PHA Staff | Public Housing Residents |
| Highline Community College: Adult Education and E.S.L. Services within Career Development Center at Park Lake Homes | Site includes 733 units | As requested and available. | Highline Community College or PHA Staff | Public Housing Residents and Section 8 Participants, and Other Area Residents |
| Highline Food Bank: Food assistance to Boulevard Manor residents. | Site includes 70 units | As requested and available. | Highline Food Bank Staff or PHA Staff | Public Housing Residents and Other Area Residents. |
| Faith In Action Program: Volunteer Chore Services for residents of Eastridge House | Serve average of 4-5 residents | As requested and available. | Interfaith Volunteer Program or PHA staff | Public Housing Residents |
| Kent Youth and Family Services: Computer Center at Springwood Apartments and Valli Kee Homes | Sites include 460 units | As requested and available. | Kent Youth and Family Services or PHA Staff | Public Housing Residents |
| Kent Youth and Family Services: Youth Recreation Services at Cascade Apartments, Springwood Apartments, and Valli Kee Homes | Sites include 568 units | As requested and available. | Kent Youth and Family Services or PHA Staff | Public Housing Residents |
| Kent Youth and Family Services: Early Childhood Education and Assistance Programs at Valli Kee Homes | Site includes 114 units | As requested and available. | Kent Youth and Family Services or PHA Staff | Public Housing Residents |
| Kent Youth and Family Services: Head Start Program at Springwood Apartments | Sites include 346 units | As requested and available. | Kent Youth and Family Services or PHA Staff | Public Housing Residents |

| | | | | |
|--|--------------------------------------|--|---|---|
| Kent Youth and Family Services: ESL Program at Cascade Apartments, Springwood Apartments, and Valli Kee Homes | Sites include 568 units | As requested and available. | Kent Youth and Family Services or PHA Staff | Public Housing Residents |
| King County Housing Authority AmeriCorps Program Adult Education Services: ESL Classes and other educational activities for residents of Boulevard Manor, Casa Juanita, Forest Glen, Mardi Gras Apartments, Munro Manor, The Lake House, Valli Kee Homes, Wayland Arms, Yardley Arms and Youngs Lake. | Sites include 657 units | As requested and available. | King County Housing Authority AmeriCorps Program or other PHA Staff | Public Housing Residents |
| King County Housing Authority AmeriCorps Program Adult Education Services: Basic Computer Classes for Youngs Lake | Site includes 28 units | As requested and available. | King County Housing Authority AmeriCorps Program or other PHA Staff | Public Housing Residents |
| King County Housing Authority Family Self Sufficiency Program: Case Management and Service Coordination to FSS Program Participants | Serve at least 128 families annually | Random selection and waiting list. | King County Housing Authority staff | Section 8 and Public Housing Residents |
| King County Housing Authority Support Services Coordination Program: Community Building, Outreach, Information and Referral, and Advocacy Services to Mixed Population Developments | Sites include 1,337 units | As requested. | King County Housing Authority Support Services Coordination Program or other PHA staff | Public Housing and Section 8 New Construction Residents |
| King County Housing Authority Transportation Program: Transportation Services to Food Banks, Essential Shopping and Other Destination to Mixed Population Developments and Park Lake Homes | Sites include 2,070 units | As requested and available. Sign up sheets utilized. | King County Housing Authority Support Services Coordination Program, Transportation Program, or other PHA Staff | Public Housing and Section 8 New Construction Residents |
| King County Housing Authority AmeriCorps*VISTA Computer Technology Center Services: Adult and Youth Computer Classes for Burndale Apartments, Green River Homes, Firwood Circle and Park Lake Homes | Sites include at least 893 units | As requested and available. | King County Housing Authority AmeriCorps*VISTA Program or other PHA Staff | Public Housing Residents |

| | | | | |
|---|---|-----------------------------|---|--|
| King County Jobs Initiative: Job Development and Placement Services at Cascade Apartments, Park Lake Homes, Springwood Apartments, and Valli Kee Homes | Sites includes 1,301 units | As requested and available. | King County Jobs Initiative or PHA Staff | Public Housing and Section 8 Residents, and Other Area Residents |
| King County Library: Mobile Library Services to Mixed Population Developments | Sites include 1,337 units | As requested and available. | King County Library or PHA Staff | Public Housing Residents |
| King County Sheriff's Department: Community Policing Services at Ballinger Homes, Cascade Apartments and Park Lake Homes | Sites include 951 units | As requested and needed. | King County Sheriff's Department or PHA Staff | Public Housing Residents |
| Kirkland/Redmond Boys and Girls Club: Youth Programs, Homework Assistance, Summer Lunch Program, at Avondale Manor | Site includes 89 units | As requested and available. | Kirkland/Redmond Boys and Girls Club or PHA Staff | Public Housing Residents |
| Neighborhood House: Tutoring Services at Burndale Homes, Firwood Circle, Green River Homes, and Park Lake Homes | Sites include 893 units | As requested and available. | Neighborhood House or PHA Staff | Public Housing Residents |
| The Nature Consortium: Youth Art Services at Burndale Homes, Firwood Circle, Green River Homes, Springwood Apartments, Cascade Apartments, Valli Kee, Evergreen Court, Kings Court, Eastside Terrace, College Place, Ballinger Homes and Park Lake Homes | Sites include 1728 units | As requested and available. | Neighborhood House or PHA Staff | Public Housing Residents |
| Neighborhood House: <i>The Voice</i> Newspaper Provided to Public Housing and Preservation Program Residents | More than 2,300 copies distributed each month | Distribution. | Neighborhood House or PHA Staff | Public Housing and Preservation Program Residents |
| Neighborhood House: Case Management and Family Support Services to Park Lake Homes Residents and Coordination of the White Center Helpline | Site includes 733 units | As requested and available | Neighborhood House or PHA Staff | Public Housing and Section 8 Residents, and Other Area Residents |

| | | | | |
|--|---------------------------|--|--|--|
| Park Lake Clothing Bank: Clothing Assistance at Park Lake Homes | Site includes 733 units | As requested and available. | Park Lake Clothing Bank or PHA staff | Public Housing and Section 8 Residents, and Other Area Residents |
| Puget Sound Educational Service District: Head Start / Early Childhood Education Services at Park Lake Homes | Site includes 733 units | As requested and available. | Puget Sound Educational Service District or PHA Staff | Public Housing Residents |
| Literacy Source: ESL Services at Northridge House / Northridge II | Sites include 220 units | As requested and available. | ESL Services | Public Housing Residents |
| Salvation Army – Eastside Corps: Activity Programming at Casa Juanita and Homework and Youth Recreation Activities at Juanita Court | Sites include 110 units | As requested and available. | Salvation Army or PHA Staff | Public Housing Residents and Other Area Residents |
| Seattle King County Department of Public Health: Public Health Clinic at Springwood Apartments | Site includes 346 units | As requested and available. | Seattle King County Department of Public Health or PHA staff | Public Housing and Section 8 Residents, and Other Area Residents |
| Seattle King County Department of Public Health: Referral and On-Going Support to Family Unification Program Participants | Total of 200 FUP Vouchers | FUP eligibility criteria | Seattle King County Department of Public Health or PHA staff | Section 8 Participants |
| Senior Services of Seattle / King County: Meal Program serving Northridge House and Northridge II | Sites include 140 units | As requested and available. | Senior Services of Seattle / King County or PHA Staff | Public Housing Residents |
| Senior Services of Seattle / King County: Health Enhancement Program at Boulevard Manor, Brittany Park, Burien Park, Munro Manor and Yardley Arms | Sites include 342 units | As requested and available. | Senior Services of Seattle / King County or PHA Staff | Public Housing and Section 8 New Construction Residents |
| Seniors Making Art: Offer Occasional Arts and Crafts Programming at Mixed Population Buildings | Sites include 1,337 | As requested and available, but offered only occasionally. | Seniors Making Art or PHA Staff | Public Housing and Section 8 New Construction Residents. |
| Center for Human Services Homework Factory at Ballinger Homes | Site includes 110 units | As requested and available. | Center for Human Services or PHA Staff | Public Housing Residents |

| | | | | |
|---|--|--|---|--|
| South King County Multi-Service Center: ESL and Citizenship Services at Southridge House | Site includes 80 units | Elderly Refugees and Immigrants. As requested and available. | South King County Multi-Service Center or PHA staff | Public Housing Residents |
| Tacoma Goodwill Industries: ESL Classes, Job Readiness and Job Search Assistance to Residents of Burndale Homes, Firwood Circle and Green River Homes | Sites include 220 sites | As requested and available. | Tacoma Goodwill Industries or PHA staff | Public Housing Residents |
| Visiting Nurse Services of the Pacific Northwest: Health and Wellness Clinics and Foot Care Services at Mixed Population Developments | Sites include 1,267 units | As requested and available. | Visiting Nurse Services of the Pacific Northwest or PHA staff | Public Housing and Section 8 New Construction Residents |
| White Center Food Bank: Food Assistance at Park Lake Homes and Yardley Arms | Sites include 800 units | As requested and available. | White Center Food Bank or PHA staff | Public Housing and Section 8 Residents, and Other Area Residents |
| Youth Eastside Services: Counseling Services and Youth Activities Programming at Spiritwood Manor | Site includes 130 units | As requested and available. | Youth Eastside Services or PHA staff | Section 8 Participants |
| YWCA of Seattle / King County / Snohomish County: Coordination of Employment and Education Services at Park Lake Career Development Center | Site includes 733 units | As requested and available. | YWCA of Seattle / King County / Snohomish County or PHA staff | Public Housing and Section 8 Residents, and Other Area Residents |
| YWCA of Seattle / King County / Snohomish County: Family Self Sufficiency Services | Serve at least 128 families annually. | Random selection and waiting list. | YWCA of Seattle / King County / Snohomish County or PHA staff | Section 8 Participants |
| YWCA of Seattle / King County / Snohomish County: Case Management Services at Young's Lake | Site includes 27 units | Made available to residents of every unit. | YWCA of Seattle / King County / Snohomish County or PHA staff | Public Housing Residents |
| YWCA of Seattle / King County / Snohomish County: Referral and On-Going Support to Family Unification Program Participants | Total of 200 FUP Vouchers | FUP eligibility criteria | YWCA of Seattle / King County / Snohomish County or PHA staff | Section 8 Participants |
| YWCA of Seattle / King County / Snohomish County: Program Coordination and Housing Search Assistance for Housing Access and Services Program for disabled Section 8 participants | 500 Allocation and Mainstream Program Vouchers | Disabled clients who meet program criteria | YWCA of Seattle / King County / Snohomish County or PHA staff | Section 8 Participants |

(2) Family Self Sufficiency program/s

As a High performing Housing Authority we elect not to complete this subsection of Component 12.

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2003 Estimate) | Actual Number of Participants (As of: 04/01/03) |
| Public Housing | N/A | N/A |
| 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)

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

Information regarding the Housing Authority's Community Service Policy is available as a supporting document to the Agency Plan in accordance with instructions included in HUD's PIH Notice 2000-43(HA), published 9/18/2000

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.

As a High performing Housing Authority, we are electing to 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)

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

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)

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)

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

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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The Housing Authority's Pet Policies for Family and Mixed Population developments have been made available as a supporting document to this Agency Plan, in accordance with HUD instructions issued in PIH Notice 2000-43(HA)

The information outlined the HA's current policies and procedures for the Public Housing. As noted in the 5-year Plan, KCHA has been invited by HUD to participate in the MTW demonstration program. As such, programs, policies and procedures outlined herein are subject to modification to the extent allowed under the MTW demonstration program contract executed between HUD and KCHA.

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?

☐ *Error corrected by Housing Authority, response not yet received from HUD*

- 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.

As a High performing Housing Authority we are electing not 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:

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:

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) *King County Consortium*

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)

Activities and strategies to be undertaken by the King County Housing Authority in the coming year that are consistent with the initiatives contained in the Consolidated Plan have been described in detail in the following sections of the PHA Plan:

- Section B of the 5-Year Plan PHA Fiscal Years 2000 – 2004 – “Goals”*
- Section 1 of the Annual Plan – “Statement of Housing Needs” (especially Section 1.B. – “Strategy for Addressing Needs”)*
- Section 3 of the Annual Plan – “PHA Policies Governing Eligibility, Selection, and Admissions”*
- Section 4 of the Annual Plan – “PHA Rent Determination Policies”*
- Section 7 of the Annual Plan – “Capital Improvement Needs”*
- Section 9 of the Annual Plan – “Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities”*
- Section 12 of the Annual Plan – “PHA Community Service and Self-sufficiency Programs”*

Other: (list below)

- The PHA has provided data regarding assisted housing developments and recipients, as well as information related to need for housing assistance, to the Consolidated Plan agency in the development of the Consolidated Plan.*

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

The King County Housing Authority will consult with the appropriate Consolidated Plan agencies to finalize the PHA Plan and to ensure consistency between the Consolidated Plan and the PHA Plan. The King County Housing Authority will participate in the future development of the Consolidated Plan to ensure actions and commitments within the PHA Plan and the Consolidated Plan remain consistent and mutually supportive. Goals and actions identified by the King County Consortium within its Fair Housing Action Plan, prepared as part of the development of the Consolidated Plan for 2000-2003, which have been identified as supportive of this PHA Plan include:

- Incorporate Fair Housing Information Into Materials That Reach Landlords and Renters*
- Continue Fair Housing Trainings and Conferences; Expand if Possible*

- ⑨ *Increase Local Financing Sources for Affordable Housing*
- ⑨ *Maintain Current Affordable Housing Activities*
- ⑨ *Continue Efforts to Create Regional Housing Resource and Referral Service*

D. Other Information Required by HUD

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

1. Definition of “Substantial Deviation” and “Significant Amendment or Modification” to the Agency Plan:

A Housing Authority is required to identify in its Annual Plan the basic criteria that will be used to determine what constitutes a “substantial deviation” from the Five Year plan and/or a “significant amendment or modification” to either the Five Year plan or the Annual plan.

After approval of the Agency Plan, a Housing Authority may not “substantially deviate” from its Five Year plan or implement any amendment or modification which is a “significant amendment or modification” to the Five Year and Annual plan until:

- ☐ *The Resident Advisory Board has had the opportunity to review and make recommendations on the amendment or modification;*
- ☐ *The amendment or modification has been adopted at a duly called meeting of the Housing Authority Board of Commissioners; and,*
- ☐ *Notification of the amendment or modification, along with a copy of the recommendations made by the Resident Advisory Board and a description of the manner in which the Housing Authority addressed the recommendations, is submitted to HUD and approval is received from HUD.*

The King County Housing Authority considers a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the Housing Authority that fundamentally alters the mission, goals, objectives or plans of the Agency and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:

- ☐ *A material change in the policies regarding the manner in which tenant rent is calculated.*
- ☐ *A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list.*
- ☐ *Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities not previously identified in the Agency Plan.*

An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirements or HA implementation of other changes as part of the anticipated MTW Annual Plan process. Changes resulting from HA participation in HUD’s MTW program will not be considered a substantial deviation or significant amendment or modification to either the Five Year or Annual Plans, as the Agency Plan (in its entirety) will be superceded by any contract entered into between the HA and HUD under the MTW demonstration program.

Attachments

Use this section to provide any additional attachments referenced in the Plans.



wa002a01.doc



wa002b01.doc



wa002c01.xls



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PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|----------------------|
| 1 | Total Non-CGP Funds | |
| 2 | 1406 Operations | |
| 3 | 1408 Management Improvements | |
| 4 | 1410 Administration | |
| 5 | 1411 Audit | |
| 6 | 1415 Liquidated Damages | |
| 7 | 1430 Fees and Costs | |
| 8 | 1440 Site Acquisition | |
| 9 | 1450 Site Improvement | |
| 10 | 1460 Dwelling Structures | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | |
| 12 | 1470 Nondwelling Structures | |
| 13 | 1475 Nondwelling Equipment | |
| 14 | 1485 Demolition | |
| 15 | 1490 Replacement Reserve | |
| 16 | 1492 Moving to Work Demonstration | |
| 17 | 1495.1 Relocation Costs | |
| 18 | 1498 Mod Used for Development | |
| 19 | 1502 Contingency | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | |
| 21 | Amount of line 20 Related to LBP Activities | |
| 22 | Amount of line 20 Related to Section 504 Compliance | |
| 23 | Amount of line 20 Related to Security | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | |

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 |
|--|---|----------------------------------|----------------------------|
| | | | |

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) |
|--|--|---|
| | | |

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.

| Optional 5-Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| | | | | |
| Total estimated cost over next 5 years | | | | |

Component 3, (6) Deconcentration and Income Mixing

- a. 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.
- b. 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: | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| Ballinger Homes | 110 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Avondale Manor | 20 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Forest Grove | 25 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Juanita Court | 30 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Juanita Trace I & II | 39 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Bellevue 8 | 8 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Campus Court I & II | 13 | Small, scattered site development, size/location currently promotes deconcentration in area. | N/A – please see explanation to the left. |
| Glenview Heights | 10 | Small development whose size/location currently promotes deconcentration in area. | N/A – please see explanation to the left. |
| Vista Heights | 30 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Youngs Lake | 28 | Development is part of a HUD approved resident incentive program operated by the HA to address economic self-sufficiency of residents as outlined in HA's Agency Plan. | N/A – please see explanation to the left. |
| Firwood Circle | 50 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| Evergreen Court | 30 | Although income exceeds 115% threshold, average income of development remains below 30% of AMI. | N/A – please see explanation to the left. |
| | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| | | |
|---|--|------------------------------|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|--|------------------------------|

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 |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | 621,000 | | | |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 598,980 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 517,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 1,100,000 | | | |
| 10 | 1460 Dwelling Structures | 3,240,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 50,000 | | | |
| 12 | 1470 Nondwelling Structures | 300,000 | | | |
| 13 | 1475 Nondwelling Equipment | 123,500 | | | |
| 14 | 1485 Demolition | 70,000 | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 105,000 | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | 0.00 | | | |
| | Amount of Annual Grant: (sum of lines.....) | 6,725,480.00 | | | |
| | Amount of line XX Related to LBP Activities | 0.00 | | | |
| | Amount of line XX Related to Section 504 compliance | 20,000.00 | | | |
| | Amount of line XX Related to Security –Soft Costs | 0.00 | | | |
| | Amount of Line XX related to Security-- Hard Costs | 40,000.00 | | | |
| | Amount of line XX Related to Energy Conservation Measures | 100,000.00 | | | |
| | Collateralization Expenses or Debt Service | 0.00 | | | |
| | | | | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|---|---|--|---------------|---------------------------------------|---------------------------|----------------------|----------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-09 Valli Kee | a) Infrastructure upgrades Phase I: Water Mains, Storm Drains, Paving, Concrete, Flatwork, Surface Water Management Site Lighting, Mailbox Shelter, Landscaping, Signage. | 1450 | 1 | 500,000.00 | 0.00 | 0.00 | 0.00 | |
| | WA 2-09 Total | | | 500,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-17 Ballinger Homes | a) Landscaping & Site Signage b) Building Signage c) Community Building Remodel | 1450 1460 1470 | 1 110 1 | 100,000.00 10,000.00 230,000.00 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | |
| | WA 2-17 Total | | | 340,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-18 Riverton Terrace | a) Complete Unit Interior Remodel and Structural Upgrades | 1460 | 30 | 900,000.00 | 0.00 | 0.00 | 0.00 | |
| | WA 2-18 Total | | | 900,000.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|---|--|--|-----|----------------------|---------------------------|-------------------|-------------|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-21 Casa Juanita | a) Fire/Life Safety Upgrades including Fire sprinklers, Fire Alarm, Domestic Water, Heating, Ventilating and Indoor Air Quality Systems; Corridor/ Lobby/ Common and Community Areas Remodel; Automatic Entry Doors, Structural Upgrades, Signage. | 1460 | 80 | 520,000.00 | 0.00 | 0.00 | 0.00 | Multiple Fund Years CFP 02 CFP 03 |
| WA2-21 Total | | | | 520,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-26 Burndale Homes | a) Complete Unit Interior Remodel and Structural Upgrades | 1460 | 22 | 660,000.00 | 0.00 | 0.00 | 0.00 | Multiple Fund Years CFP 02 CFP 03 |
| WA2-26 Total | | | | 660,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-34 Springwood Apartments | a) Recreation Center Demolition | 1485 | 1 | 70,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-34 Total | | | | 70,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-35 Cascade Homes | a) Infrastructure Upgrades Phase I: Water Mains, Storm Drains, Paving, Concrete Flatwork, Surface Water Management, Site Lighting, Landscaping, Signage | 1450 | 1 | 500,000.00 | 0.00 | 0.00 | 0.00 | Multiple Fund Years – CFP 02 CFP 03 |
| | b) Maintenance Storage Building – New Construction | 1470 | 1 | 50,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-35 Total | | | | 550,000.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | |
|---|---|--|-----|----------------------|------------------|---------------------------|-------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-43 Pickering Court | a) Complete Unit Interior Remodel, Structural Upgrades, Deck Upgrades | 1460 | 30 | 750,000.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-43 Total | | | 750,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-55 Campus Court | a) Windows, Siding | 1460 | 13 | 100,000.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-55 Total | | | 100,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-61 Victorian Woods | a) Roofing, Windows, Siding | 1460 | 15 | 150,000.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-61 Total | | | 150,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-62 Shoreham Apartments | a) Windows, Siding | 1460 | 18 | 130,000.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-62 Total | | | 130,000.00 | 0.00 | 0.00 | 0.00 | |
| PHA Wide | a) Keyless Entry Upgrades | 1460 | Var | 20,000.00 | 0.00 | 0.00 | 0.00 | |
| | a) Keyless Entry Upgrades | 1470 | Var | 20,000.00 | 0.00 | 0.00 | 0.00 | |
| | Total | | | 40,000.00 | 0.00 | 0.00 | 0.00 | |
| PHA Wide | a) Appliances | 1465 | Var | 50,000.00 | 0.00 | 0.00 | 0.00 | |
| | Total | | | 50,000.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|---|--|--|-------|----------------------|---------------------------|-------------------|-------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA Wide Management Improvements | MANAGEMENT IMPROVEMENTS | | | | | | | |
| | a) Construction Dept. Staff – Comprehensive Needs Assessment | 1408 | 8 | 138,000.00 | 0.00 | 0.00 | 0.00 | |
| | b) Resident Services – Initiatives Coordinators | 1408 | 2 | 50,000.00 | 0.00 | 0.00 | 0.00 | |
| | c) Boys and Girls Club – Coordinating Services | 1408 | Var | 50,000.00 | 0.00 | 0.00 | 0.00 | |
| | d) Youngs Lake YMCA | 1408 | 1 | 40,000.00 | 0.00 | 0.00 | 0.00 | |
| | e) Resident Advisory Board and Resident Council Activities | 1408 | Var | 7,000.00 | 0.00 | 0.00 | 0.00 | |
| | f) Safety Officer, Staff Training, Safety Manual Development & Implementation | 1408 | 1 | 60,000.00 | 0.00 | 0.00 | 0.00 | |
| | g) Training – Construction Dept. Staff, Resident Services Department Staff, Administrative Services Department Staff | 1408 | Var | 11,500.00 | 0.00 | 0.00 | 0.00 | |
| | h) Security Police Patrols | 1408 | Var | 175,000.00 | 0.00 | 0.00 | 0.00 | |
| | i) Management Improvement Study | 1408 | Var | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | j) Database Reporting Software and Training; Keyless Entry Software, Anti-spam Software, Adobe Software | 1408 | Var | 79,500.00 | 0.00 | 0.00 | 0.00 | |
| k) Translations | 1408 | Var | 5,000 | 0.00 | 0.00 | 0.00 | | |
| Total Management Improvements | | | | 621,000.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|---|--|--|-------------------|--------------------------------------|---------------------------|----------------------|----------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA Wide Administration | ADMINISTRATION a) Advertising b) Salaries & Benefits | 1410 1410 | Var 14 | 1,200.00 597,780.00 | 0.00 0.00 | 0.00 0.00 | 0.00 0.00 | |
| | Total Administration | | | 598,980.00 | 0.00 | 0.00 | 0.00 | |
| PHA Wide Planning | PLANNING a) A & E/Consultant Services b) Building Permits c) Sundry/Planning Costs | 1430 1430 1430 | Var Var Var | 495,000.00 12,000.00 10,000.00 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | |
| | Total Planning | | | 517,000.00 | 0.00 | 0.00 | 0.00 | |
| PHA Wide Non-Dwelling Equipment | NON-DWELLING EQUIPMENT a) Computer Hardware b) Furnishings – Senior Buildings c) Playground Equipment | 1475 1475 1475 | Var Var 3 | 13,500.00 80,000.00 30,000.00 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | 0.00 0.00 0.00 | |
| | Total Non-Dwelling Equipment | | | 123,500.00 | 0.00 | 0.00 | 0.00 | |
| PHA Wide Relocation | RELOCATION a) Relocation coordinator b) Relocation Costs | 1495 1495 | 1 Var | 55,000.00 50,000.00 | 0.00 0.00 | 0.00 0.00 | 0.00 0.00 | |
| | Total Relocation | | | 105,000.00 | 0.00 | 0.00 | 0.00 | |

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name: King County Housing Authority | | <input checked="" 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: 2004 PHA FY: 2005 | Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006 | Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007 | Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008 |
| | Annual Statement | | | | |
| WA2-03 Green River | | 0.00 | 750,000 | 1,000,000 | 0.00 |
| WA2-08 Avondale | | 50,000 | 0.00 | 0.00 | 600,000 |
| WA2-10 Mardi Gras | | 250,000 | 500,000 | 0.00 | 1,000,000 |
| WA2-12 Firwood | | 1,300,000 | 0.00 | 0.00 | 0.00 |
| WA2-15 Paramount | | 100,000 | 0.00 | 0.00 | 0.00 |
| WA2-20 Southridge | | 0.00 | 1,100,000 | 0.00 | 0.00 |
| WA2-21 Casa Juanita | | 0.00 | 400,000 | 0.00 | 0.00 |
| WA2-22 Yardley Arms | | 1,200,000 | 0.00 | 0.00 | 0.00 |
| WA2-24 Brittany Park | | 0.00 | 1,100,000 | 0.00 | 0.00 |
| WA2-25 Casa Madrona | | 0.00 | 0.00 | 1,750,000 | 0.00 |
| WA2-26 Burndale | | 940,000 | 0.00 | 0.00 | 0.00 |
| WA2-34 Springwood | | 0.00 | 720,000 | 1,800,000 | 2,400,000 |
| WA2-35 Cascade | | 0.00 | 50,000 | 0.00 | 0.00 |
| WA2-39 College Place | | 60,000 | 0.00 | 0.00 | 0.00 |
| WA2-43 Pickering CT | | 450,000 | 0.00 | 0.00 | 0.00 |
| WA2-57 Vista Hts. | | 0.00 | 50,000 | 0.00 | 0.00 |
| WA2-62 Youngs Lake | | 500,000 | 0.00 | 0.00 | 0.00 |
| 1408 Mgmt Improvemt | | 565,480 | 575,480 | 625,480 | 575,480 |
| 1410 Administration | | 600,000 | 600,000 | 600,000 | 600,000 |
| 1430 Planning | | 450,000 | 450,000 | 450,000 | 450,000 |
| 1465 Dwell Equip. | | 50,000 | 50,000 | 50,000 | 50,000 |
| 1475 Non-Dwell Equip. | | 50,000 | 50,000 | 50,000 | 50,000 |
| 1485 Demolition | | 50,000 | 50,000 | 50,000 | 50,000 |
| 1495 Relocation | | 100,000 | 100,000 | 100,000 | 100,000 |
| PHA Wide 1450 | | 0.00 | 0.00 | 0.00 | 250,000 |
| PHA Wide 1460 | | 0.00 | 100,000 | 250,000 | 600,000 |
| Total CFP Funds (Est.) | | 6,725,480 | 6,725,480 | 6,725,480 | 6,725,480 |

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

| Activities for Year 1 | Activities for Year : <u>2</u> ____ FFY Grant: 04 PHA FY: 05 | | | Activities for Year: <u>3</u> FFY Grant: 05 PHA FY: 06 | | |
|-----------------------|--|---------------------------------------|----------------|--|---|----------------|
| | Development Name/Number | Major work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| | WA2-62 Youngs Lake | Infrastructure Upgrades | 500,000 | WA2-24 Brittany Park | Fire/Life Safety Upgrades, Domestic Water and Heating Systems Upgrades; Common Area Remodel Auto Entry Doors, Signage | 1,100,000 |
| | WA2-39 College Place | Crawl Space, Insulation, Ground Cover | 60,000 | WA2-03 Green River | Complete Unit Interior & Exterior Remodel | 750,000 |
| | | | | WA2-21 Casa Juanita | Continue Fire/Life Safety; Infrastructure Upgrades; Roofing | 400,000 |
| | WA2-10 Mardi Gras | Deck Replacement | 250,000 | WA2-10 Mardi Gras | Infrastructure Upgrades | 500,000 |
| | WA2-12 Firwood Circle | Complete Unit Interior Remodel | 1,300,000 | WA2-34 Springwood Apartments | Complete Redevelopment and Renovation –Interior & Exterior of Units | 720,000 |
| | WA2-43 Pickering Court | Infrastructure Upgrades | 450,000 | WA2-20 Southridge House | Fire/Life Safety Upgrades/Common Areas Remodel; Domestic Water & Heating Systems Upgrades; Furnishings; Automatic Entry Doors; Signage; Infrastructure Upgrades | 1,100,000 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant: 04 PHA FY: 05 | | | Activities for Year: <u>3</u> FFY Grant: 05 PHA FY: 06 | | |
|--------------------------|---|---|-------------|--|--|-------------|
| | WA2-22 Yardley Arms | Fire/Life Safety Upgrades/Common Areas Remodel; Domestic Water & Heating Systems Upgrades; Furnishings; Automatic Entry Doors; Signage; | 1,200,000 | WA2-57 Vista Heights | Surface Water Management and Siding | 50,000 |
| | WA2-15 Paramount House | Fire alarm system. Fencing; Windows | 100,000 | WA2-35 Cascade homes | Fall Protection, Ridge Vents, Gutters | 50,000 |
| | WA2-08 Avondale Manor | Community Building Upgrades/Deck Replacement | 50,000 | PHA Wide | Community buildings and Community Rooms Upgrades and Remodel | 100,000 |
| | WA2-26 Burndale Homes | New Community Building/Infrastructure Upgrades/ Continuation of Interior Renovation | 940,000 | | | |
| Total CFP Estimated Cost | | | \$4,850,000 | | | \$4,770,000 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year <u>4</u> FFY Grant: 06 PHA FY: 07 | | | Activities for Year: <u>5</u> FFY Grant: 07 PHA FY: 08 | | |
|-----------------------|---|--|-------------|--|--|-------------|
| | WA2-225 Casa Madrona | Fire/Life safety/Common Area/Structural/Electrical/Mechanical/Plumbing Upgrades. Infrastructure Improvements | 1,750,000 | WA2-10 Mardi Gras | Fire/Life safety/Common Area/Structural/Electrical/Mechanical/Plumbing Upgrades. Automatic Entry Doors, Signage. | 1,000,000 |
| | WA2-03 Green River Homes | Continuation of Interior and Exterior Renovations | 1,000,000 | WA2-34 Springwood Apartments | Continuation of Complete Redevelopment Project | 2,400,000 |
| | WA2-34 Springwood apartments | Continuation of Complete Redevelopment Project | 1,800,000 | WA2-08 Avondale Manor | Complete Unit Interior Remodel | 600,000 |
| | | | | PHA Wide | Roofing | 350,000 |
| | PHA Wide | Continuation of Community Buildings and Community Rooms Upgrades | 250,000 | PHA Wide | Continuation of Community Buildings and Community Rooms Upgrades | 250,000 |
| | | | | PHA Wide | Landscaping Upgrades | 250,000 |
| | Total CFP Estimated Cost | | \$4,800,000 | | | \$4,850,000 |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002501-03 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2003 | |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| 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 | | |
| | 6/30/05 | | | 6/30/07 | | | | |
| WA2-09 Valli Kee | | | | | | | | |
| WA2-17 Ballinger | | | | | | | | |
| WA2-18 Riverton | | | | | | | | |
| WA2-21 Casa Juanita | | | | | | | | |
| WA2-26 Burndale | | | | | | | | |
| WA2-34 Springwood | | | | | | | | |
| WA2-35 Cascade Homes | | | | | | | | |
| WA2-43 Pickering CT | | | | | | | | |
| WA2-55 Campus Court | | | | | | | | |
| WA2-61 Victorian Woods | | | | | | | | |
| WA2-62 Shoreham | | | | | | | | |
| PHA Wide Mgmt | | | | | | | | |
| PHA Wide Admin | | | | | | | | |
| PHA Wide Planning | | | | | | | | |
| PHA Wide Dwell. Equip | | | | | | | | |
| PHA Wide Non-Dwell | | | | | | | | |
| PHA Wide Demolition | ▼ | | | ▼ | | | | |
| PHA Wide Relocation | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name: King County Housing Authority | | <input checked="" 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: 2004 PHA FY: 2005 | Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006 | Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007 | Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008 |
| | Annual Statement | | | | |
| WA2-03 Green River | | 0.00 | 750,000 | 1,000,000 | 0.00 |
| WA2-08 Avondale | | 50,000 | 0.00 | 0.00 | 600,000 |
| WA2-10 Mardi Gras | | 250,000 | 500,000 | 0.00 | 1,000,000 |
| WA2-12 Firwood | | 1,300,000 | 0.00 | 0.00 | 0.00 |
| WA2-15 Paramount | | 100,000 | 0.00 | 0.00 | 0.00 |
| WA2-20 Southridge | | 0.00 | 1,100,000 | 0.00 | 0.00 |
| WA2-21 Casa Juanita | | 0.00 | 400,000 | 0.00 | 0.00 |
| WA2-22 Yardley Arms | | 1,200,000 | 0.00 | 0.00 | 0.00 |
| WA2-24 Brittany Park | | 0.00 | 1,100,000 | 0.00 | 0.00 |
| WA2-25 Casa Madrona | | 0.00 | 0.00 | 1,750,000 | 0.00 |
| WA2-26 Burndale | | 940,000 | 0.00 | 0.00 | 0.00 |
| WA2-34 Springwood | | 0.00 | 720,000 | 1,800,000 | 2,400,000 |
| WA2-35 Cascade | | 0.00 | 50,000 | 0.00 | 0.00 |
| WA2-39 College Place | | 60,000 | 0.00 | 0.00 | 0.00 |
| WA2-43 Pickering CT | | 450,000 | 0.00 | 0.00 | 0.00 |
| WA2-57 Vista Hts. | | 0.00 | 50,000 | 0.00 | 0.00 |
| WA2-62 Youngs Lake | | 500,000 | 0.00 | 0.00 | 0.00 |
| 1408 Mgmt Improvemnt | | 565,480 | 575,480 | 625,480 | 575,480 |
| 1410 Administration | | 600,000 | 600,000 | 600,000 | 600,000 |
| 1430 Planning | | 450,000 | 450,000 | 450,000 | 450,000 |
| 1465 Dwell Equip. | | 50,000 | 50,000 | 50,000 | 50,000 |
| 1475 Non-Dwell Equip. | | 50,000 | 50,000 | 50,000 | 50,000 |
| 1485 Demolition | | 50,000 | 50,000 | 50,000 | 50,000 |
| 1495 Relocation | | 100,000 | 100,000 | 100,000 | 100,000 |
| PHA Wide 1450 | | 0.00 | 0.00 | 0.00 | 250,000 |
| PHA Wide 1460 | | 0.00 | 100,000 | 250,000 | 600,000 |
| Total CFP Funds (Est.) | | 6,725,480 | 6,725,480 | 6,725,480 | 6,725,480 |

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

| Activities for Year 1 | Activities for Year : <u>2</u> ____ FFY Grant: 04 PHA FY: 05 | | | Activities for Year: <u>3</u> FFY Grant: 05 PHA FY: 06 | | |
|-----------------------|--|---------------------------------------|----------------|--|---|----------------|
| | Development Name/Number | Major work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| | WA2-62 Youngs Lake | Infrastructure Upgrades | 500,000 | WA2-24 Brittany Park | Fire/Life Safety Upgrades, Domestic Water and Heating Systems Upgrades; Common Area Remodel Auto Entry Doors, Signage | 1,100,000 |
| | WA2-39 College Place | Crawl Space, Insulation, Ground Cover | 60,000 | WA2-03 Green River | Complete Unit Interior & Exterior Remodel | 750,000 |
| | | | | WA2-21 Casa Juanita | Continue Fire/Life Safety; Infrastructure Upgrades; Roofing | 400,000 |
| | WA2-10 Mardi Gras | Deck Replacement | 250,000 | WA2-10 Mardi Gras | Infrastructure Upgrades | 500,000 |
| | WA2-12 Firwood Circle | Complete Unit Interior Remodel | 1,300,000 | WA2-34 Springwood Apartments | Complete Redevelopment and Renovation –Interior & Exterior of Units | 720,000 |
| | WA2-43 Pickering Court | Infrastructure Upgrades | 450,000 | WA2-20 Southridge House | Fire/Life Safety Upgrades/Common Areas Remodel; Domestic Water & Heating Systems Upgrades; Furnishings; Automatic Entry Doors; Signage; Infrastructure Upgrades | 1,100,000 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant: 04 PHA FY: 05 | | | Activities for Year: <u>3</u> FFY Grant: 05 PHA FY: 06 | | |
|-----------------------|---|---|-------------|--|--|-------------|
| | WA2-22 Yardley Arms | Fire/Life Safety Upgrades/Common Areas Remodel; Domestic Water & Heating Systems Upgrades; Furnishings; Automatic Entry Doors; Signage; | 1,200,000 | WA2-57 Vista Heights | Surface Water Management and Siding | 50,000 |
| | WA2-15 Paramount House | Fire alarm system. Fencing; Windows | 100,000 | WA2-35 Cascade homes | Fall Protection, Ridge Vents, Gutters | 50,000 |
| | WA2-08 Avondale Manor | Community Building Upgrades/Deck Replacement | 50,000 | PHA Wide | Community buildings and Community Rooms Upgrades and Remodel | 100,000 |
| | WA2-26 Burndale Homes | New Community Building/Infrastructure Upgrades/ Continuation of Interior Renovation | 940,000 | | | |
| | Total CFP Estimated Cost | | \$4,850,000 | | | \$4,770,000 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year <u>4</u> FFY Grant: 06 PHA FY: 07 | | | Activities for Year: <u>5</u> FFY Grant: 07 PHA FY: 08 | | |
|-----------------------|---|--|-------------|--|--|-------------|
| | WA2-225 Casa Madrona | Fire/Life safety/Common Area/Structural/Electrical/Mechanical/Plumbing Upgrades. Infrastructure Improvements | 1,750,000 | WA2-10 Mardi Gras | Fire/Life safety/Common Area/Structural/Electrical/Mechanical/Plumbing Upgrades. Automatic Entry Doors, Signage. | 1,000,000 |
| | WA2-03 Green River Homes | Continuation of Interior and Exterior Renovations | 1,000,000 | WA2-34 Springwood Apartments | Continuation of Complete Redevelopment Project | 2,400,000 |
| | WA2-34 Springwood apartments | Continuation of Complete Redevelopment Project | 1,800,000 | WA2-08 Avondale Manor | Complete Unit Interior Remodel | 600,000 |
| | | | | PHA Wide | Roofing | 350,000 |
| | PHA Wide | Continuation of Community Buildings and Community Rooms Upgrades | 250,000 | PHA Wide | Continuation of Community Buildings and Community Rooms Upgrades | 250,000 |
| | | | | PHA Wide | Landscaping Upgrades | 250,000 |
| | Total CFP Estimated Cost | | \$4,800,000 | | | \$4,850,000 |



KCHA Annual Agency Plan Fiscal Year 2004

Progress in meeting Mission and Goals of the 5-Year Plan

Goal One: *Continue to utilize the public housing and tenant based programs, to the maximum extent possible, to serve as a safety net for the County's lowest income households.*

Objectives:

1. Continue the focus of public housing and tenant-based programs as outlined in the Authority's Admission Policies and Administrative Plan on very low-income households.
 - ◊ Continued to focus the Housing Authority's tenant selection process on those families on the waiting list who document the most urgent housing need. As a result, over 96% of newly admitted Public Housing residents and more than 88% of those admitted to KCHA's Section 8 tenant based program had incomes below 30% of the Area Median, far exceeding the minimum targeting requirements set by HUD. (Overall KCHA statistics indicate that over 89% of current public housing residents and over 88% of Section 8 program participants have incomes below 30% of the Area Median.) In addition, KCHA has reinforced its commitment to serve as a safety net to the County's lowest income households by continuing its partnership with the Gates foundation to provide support to the Foundation's initiative that establishes a network of transitional housing for homeless families in the Puget Sound Region.
2. Successfully implement the Mainstream, Allocation and Family Unification Programs to house 700 new households with special needs by July 2001.
 - ◊ Recognizing that the Mainstream and Allocation programs targeted similar disabled populations, the two programs were combined to establish the Housing Access and Services Program (*HASP*) in FY01. Under the *HASP* umbrella, KCHA's efforts resulted in 100% program utilization by January 2002. In addition, during FY02 and FY03, KCHA remained committed to increasing housing resources to this targeted client base, obtaining 683 additional vouchers available through HUD programs.
3. Successfully implement the welfare-to-work program to house 700 additional households' transitioning from TANF or very low incomes to economic self-sufficiency by July 2001.
 - ◊ KCHA successfully implemented the Welfare-to-Work (WTW) program that assists families in the transition from TANF to economic self-sufficiency 2 months prior to the projected goal of July 2001. During the past fiscal year, KCHA applied for and was awarded funding for an additional 52 vouchers, increasing total WTW program size to 752 vouchers, while maintaining a lease-up percentage for the program of 100%.

4. Project base 50 to 100 Section 8 vouchers in partnership with direct service providers in order to increase the availability of housing with supportive services to enable disabled households to live independently in the community by July 2001.
 - ◊ While the initial response to the HA's Request for Proposals (RFP) for Project-basing vouchers was disappointing, KCHA has currently approved 24 dwelling units for receipt of project-based vouchers, which provides housing opportunities for up to 65 individuals. KCHA currently awaits the signing of its Moving to Work (MTW) contract with HUD, which will provide the ability to implement a locally designed, more streamlined Section 8 Project-based program. Following implementation, KCHA anticipates the release of a second RFP (during FY04) that will allow increased project basing of Section 8 vouchers in the local jurisdiction.
5. Take appropriate steps to encourage the deconcentration of very low-income households in impacted neighborhoods.
 - ◊ Monitored Section 8 geographic distribution and made changes as necessary (i.e. implementing timely and geographically targeted increases in Section 8 Payment Standards and enhanced program marketing) to increase the availability of housing options to very-low income households in higher income neighborhoods. KCHA's plans for redevelopment of the Park Lake Homes community in White Center (utilizing HOPE VI funds awarded by HUD during FY03), including its replacement housing strategy, are prime examples of KCHA's commitment to the deconcentration of poverty in King County.

Goal Two: *Continue to improve the quality and efficiency of Public Housing Operations.*

Objectives:

1. Continue to achieve high performance status under HUD's Public Housing Assessment System (PHAS) which evaluates the physical, financial, management operations and resident service and satisfaction elements of public housing operations.
 - ◊ Through the coordinated efforts of the Housing Management and Maintenance, Resident and Administrative Services, and Construction Management departments KCHA attained a FY02 PHAS score of 96%, obtaining HUD "High Performer" status for the 12th year in a row.
2. Continue to improve operational productivity and efficiency through automation, staff training, operations streamlining, decentralized decision-making and work place improvements.
 - ◊ Improved productivity and efficiency through continued use of monthly "Quality Control" reviews for Area Administrative offices, monthly staff training sessions, and implementation of a joint inspection protocol for all Public Housing sites. In addition, KCHA began staff training necessary to facilitate implementation of a new "windows-based" software system designed to increase automation of processes and assist in further streamlining of operations. Finally, during the past fiscal year, KCHA continued to negotiate with HUD its Moving to Work (MTW) demonstration contract, which will provide the agency with significant additional opportunities to further streamline administrative procedures.
3. Develop effective financial and management reporting tools for asset management on a project specific basis by July 2001.
 - ◊ Implemented monthly Public Housing monitoring meetings as a mechanism for regular evaluation and assessment of program performance. Purchased and began implementation of

a new software system which will facilitate retrieval and analysis of operating data on a project specific basis and promote operating efficiency.

4. Improve customer satisfaction through a continued focus on a clear, responsive and respectful interaction with public housing residents, Section 8 program participants, private landlords and the general public.
 - ◊ Continued to focus on improving customer satisfaction and resident communications through regular interaction with the Resident Advisory Board and Resident Councils, as well as review and analysis of resident surveys. Worked with KCHA's Cultural Diversity Committee to provide training and information to staff regarding the Authority's diverse resident population, and increased the availability of translated informational materials for residents. In addition, KCHA continued to reach out to the Landlord community to provide program information to current and prospective Section 8 program landlords.
5. Work to attract and maintain a highly committed and diversified work force. Encourage resident employment opportunities within KCHA and continue to provide full access to woman and minority contractors.
 - ◊ Utilizing a wide range of recruitment resources, KCHA has remained focused on maintaining a highly committed and increasingly diversified work force. The minority representation among employees is currently 24.7%, up from 23% in FY02 and 16% in 1998. In addition, KCHA has continued its emphasis on ensuring access to employment opportunities to residents and low-income persons within King County, with 43% of FY 2003's new hires coming from these two categories.

Goal Three: Expand the scope and increase the effectiveness of services delivered and support of public housing residents and Section 8 participants.

Objectives:

1. Work with government and community-based organizations to provide TANF dependent and low wage residents and Section 8 participants with additional resources necessary to achieve economic self-sufficiency.
 - ◊ In collaboration with DSHS, numerous non-profit organizations, the region's Community Colleges, the Workforce Development Council, HUD and various local government entities, KCHA has continued to seek funding and support for programs which provide case management and career development/training opportunities for Public Housing and Section 8 residents working towards economic self-sufficiency. In FY03, KCHA achieved Affiliated Site status for the Park Lake Career Development Center, allowing for a direct tie between the Center and the King County WorkForce Development Council. This connection provides additional financial resources to the Center and serves as a bridge for both Public Housing residents and Section 8 participants to job openings throughout King County. In addition, KCHA proceeded with development and construction of a new Career Development Center (CDC) located within the Springwood Apartments, KCHA's second largest public housing development (333 units). The CDC, which currently operates in temporary quarters, is expected to open in its new facility during FY04. Finally, while maintaining current commitments under established ROSS, ESS and other funding sources, KCHA successfully expanded its resources available to residents by obtaining a \$500,000 HUD grant to connect the North and East King County public housing sites with the Workforce and WorkFirst programs at three local community colleges. This partnership provides outreach for GED, basic skills and vocational training to residents.

2. Evaluate the need for and assist in the development of on-site or community based childcare and Early Childhood Education facilities within Public Housing sites.
 - ◊ Continued ongoing support of six (6) on-site licensed family childcare centers within the Park Lake Homes community and, using the program as a model, established Authority wide procedures to expand opportunities for resident operated in-home childcare centers throughout KCHA's Public Housing family developments. In addition, KCHA collaborated with the Puget Sound ESD for the design and construction of a new Head Start facility within the Springwood Apartments in Kent. The Head Start facility, together with the Career Development Center (noted above) and a new WIC Clinic will be co-located within the Springwood development as part of the new Springwood Family Center expected to open during FY04.
3. Expand services available to seniors and disabled households in public housing to enable them to continue to live independently in the community for as long as possible.
 - ◊ In partnership with Neighborhood House, KCHA continued, through ROSS funding awarded in FY02, to provide support services to the senior and disabled populations at Park Lake Homes, KCHA's largest public housing development. In addition, KCHA continued support and funding of the Support Services Coordinator program, providing supportive services to approximately 1200 elderly and disabled residents living in 19 public housing developments.
4. Enter into additional partnerships with community-based service providers to expand services available to children and young adults living in public housing.
 - ◊ During FY03, KCHA restructured delivery of its services and programs because of the elimination of funding previously made available under HUD's Public Housing Drug Elimination Grant. While some programs had to be reduced or eliminated, the restructuring allowed the continued delivery of the most critical services to "at risk" youth. In addition, during FY03 KCHA continued administration of an "in-house" AmeriCorps program that allowed volunteer members, working at 7 sites, to provide mentoring and ESL services to public housing residents representing 16 different countries.
5. Working in partnership with community-based agencies and behavioral health care systems establish a network of provider agencies to assure appropriate service support to special needs households in public housing or tenant based housing programs.
 - ◊ Continued to support a consortium of agencies that provide services to special needs populations through the previously established Housing Access and Services (HASP) Program in order to ensure the adequate provision of housing and supportive services to disabled households through the Section 8 program. In addition, KCHA continued to expand the network of community health care providers available as a resource available to Support Service Coordinators working with elderly and disabled residents of KCHA's Public Housing mixed-population developments.

Goal Four: *Maintain and continue to upgrade the physical condition and appearance of the public housing inventory.*

Objectives:

1. Develop detailed 10-year capital and preventative maintenance plans for each public housing complex by July 2001.

- ◊ Finalized development of a 10-year capital improvement plan through an internal comprehensive needs assessment system that identified approximately \$127 million in capital needs for KCHA's public housing developments. Unfortunately, the funding available under HUD's current Capital Fund program (CFP) is insufficient to address all items identified through the assessment. As a result, KCHA's current 10-year plan reflects the expenditure of \$48 million to address the most critical repairs
- 2. Fully sprinker and install modernized fire detection and communication systems in all twenty public housing complexes for senior and disabled households by 2005.
- ◊ Continued to make progress toward the goal of fully sprinkling and modernizing fire detection and communication systems in all KCHA public housing complexes for senior and disabled populations. To date, work has been completed at a total of 8 sites, with 2 additional sites currently under construction and scheduled for completion by the close of 2003. Unfortunately, KCHA's original schedule for completing life safety improvements for the full inventory has been significantly slowed by the reduction of Federal capital funding. As identified in the current 10-year Capital Plan, the remaining sites are scheduled for completion by 2012 at a rate of one per year.
- 3. Improve resident satisfaction with public housing units through an inventory-wide interior modernization program that addresses 55% of KCHA's residential complexes by 2005.
- ◊ Continued to identify, design and contract for interior modernization to the extent that funds are available. During FY03, KCHA successfully completed the interior modernization of Cascade Homes, a 108 unit family development located in Kent, Washington. In addition, KCHA initiated design documents for the interior renovation of Burndale Homes (50 units in Auburn), Riverton Terrace (30 units in Tukwila) and Pickering Court (30 units in Snoqualmie) and began the design and review processes in connection with the receipt of HOPE VI funding for the replacement of KCHA's oldest housing (568 units at Park Lake Homes) with a new mixed income community. Although KCHA's ability to address interior modernization issues within its public housing inventory (and its ability to meet this goal by the 2005 projection) has been significantly impacted by the reduction in the level of capital funding available from HUD, resident satisfaction with the living environment continues to be a major focus of KCHA's capital and maintenance efforts.
- 4. Improve neighborhood satisfaction with public housing through completion of the Authority's exterior modernization program and enhanced landscape improvements.
- ◊ Continued to identify, design and contract for improvements and repair to public housing grounds and building envelopes (i.e. balconies/decks, siding/windows, surface water management/landscape, parking). During FY03, KCHA completed surface water management renovations at Avondale Manor (20 units in Redmond) and Shoreham (15 units in DesMoines) and initiated improvements at College Place (51 units in Bellevue). In addition, at Northridge I, a 70 unit mixed population building in Shoreline, KCHA completed exterior renovations of apartment balconies in conjunction with Fire/Life Safety upgrades also completed at the site. Similar renovations at the neighboring complex, Northridge II (70 units), are currently underway and scheduled for completion during FY04. Finally, during FY03, KCHA completed the exterior modernization of Ballinger Homes, a 110 unit family development located in Shoreline, Washington. Exterior work at the site included items such as new roofs, windows, siding, patio fencing, parking, paving, sidewalks/curbs, water mains, storm drainage upgrades. KCHA plans to utilize this development as a model for future exterior renovation projects.

Goal Five: Continue the expansion of the Authority's tenant based housing programs.

Objectives:

1. Work with the landlord community to absorb 1,400 new Section 8 households by July 2001
 - ◊ Utilized enhanced marketing and effective communication strategies to reach out to the landlord community, resulting in absorption of 1400 households additional households into the Section 8 program prior to July 1, 2001, as projected. During FY03, KCHA continued to enhance participant access to local housing markets through continued participation in the annual TRENDS (a convention for local Real Estate/Property Management professionals), and periodic distribution of a Landlord's Newsletter providing valuable program information to the landlord community.
2. Look to expand the Section 8 program by at least 500 additional households, funding opportunities permitting.
 - ◊ Attained this goal in FY01, increasing the program size by more than 510 additional households. In FY02 and FY03, KCHA continued to focus on program expansion, seeking additional program funding under published NOFAs whenever possible. KCHA's efforts in this area resulted 644 new vouchers being made available to Section 8 participants in King County during FY02 and an additional 594 new vouchers during FY03.
3. Implement a program to support and encourage Section 8 recipients to become homeowners.
 - ◊ Elected to defer development of a Section 8 Homeownership program until such time as the HA has greater flexibility under HUD's Moving to Work demonstration program.
4. Work with the service provider community to expand supportive services resources available to Section 8 program participants.
 - ◊ Continued the current contract with the YWCA to provide case management services to more than 1300 families participating in the FSS and HASP programs. In addition, KCHA continued partnerships with King County government and community based organizations, such as the Gates Foundation and the Sound Families, to enhance support services and programming available to the county's most vulnerable households.

KCHA - Resident Advisory Board Members

| LAST NAME | FIRST NAME | POSITION ON BOARD | SITE/PROGRAM |
|------------------|-------------------|--------------------------|-----------------------------|
| Cordova | Gerald | Chairman | Auburn Resident Council |
| Howell | Karla | 1st Vice-Chair | Hidden Village Apartments |
| Morehouse | Diane | 2nd Vice-Chair | Section 8 |
| Howard | Catherine | Alt. Vice-Chair | Wellseood Family Council |
| Kacherovskaya | Lyudmila | Alt. Vice-Chair | Section 8 |
| | | | |
| Auten | Suzanne | Member | Section 8 |
| Eddins | Randee | Member | Section 8 |
| Green | Iris | Member | Section 8 |
| Greer | Robin | Member | EverKing Resident Council |
| Lazoff | Vickie | Member | Eastridge House |
| Pierce | Terri | Member | Section 8 |
| Stewart | Terry Lynn | Member | Park Lake Community Council |
| Zemann | Helen | Member | Northlake House |
| | | | |



KCHA Resident on Board of Commissioners

Residents are appointed to the King County Housing Authority Board of Commissioners by the King County Council following the recommendation of the King County Executive.

Resident Name

Term Expires

Randee Eddins

2005



King County Housing Authority

Section I. Existing Project-Based Program:

Under current HUD rules, KCHA is allowed to provide some of its Section 8 funding as an operating subsidy for housing units (project-based subsidy) as opposed to specific households in the form of a tenant-based voucher. Through funding available under its Housing Access and Services Program (HASP), KCHA has awarded project-based assistance on a limited basis in the past few years, increasing the availability of housing to individuals with developmental disabilities.

Section II: Determination of Need for Current Project-Based Program:

The Housing Authority has implemented partnerships with a wide variety of agencies serving special needs populations. These partners have indicated that some of their clients cannot be well served through the tenant based Section 8 program. In addition to the challenges that low vacancy rates and high rents pose for all Section 8 participants, these clients face additional barriers, including disabilities and need for more intensive support services, to locating and retaining stable housing. Through project-based assistance, these participants are provided with improved and expanded housing opportunities and with access to safe, secure and affordable housing.

Section III: Goals of Current and Expanded Section 8 Project-Based Program

The Section 8 Project Basing program is designed to achieve the following goals:

- ① Increase the supply of affordable housing in King County through the support of new development.
- ① Increase the level of affordability of existing housing stock.
- ① Preserve and revitalize existing affordable housing stock.
- ① Increase housing choice for “special needs” households by strengthening and expanding the continuum of supportive housing programs in King County.
- ① Focus on the needs of extremely low income households.
- ① Assist in deconcentration initiatives by replacing all public housing units targeted for demolition.
- ① Reduce concentrations of subsidized households, especially families with children.
- ① Enhance opportunities for families to become economically self-sufficient.
- ① Maximize coordination of Section 8 assistance, housing development and support service resources.

Section IV: Program Initiatives:

During the next fiscal year, the Housing Authority intends to continue its current project-based program. In addition, the HA will seek to utilize authority granted under program regulations to project-base Section 8 vouchers to expand and modify its program. The following is a list of voucher categories with general numerical targets for vouchers that may be project-based:

1. HOPE VI Replacement Vouchers. KCHA will project-base 269 replacement vouchers provided by HUD under the Park Lake HOPE VI project in housing it controls (about 149 units), and in projects owned by nonprofit organizations and funded by A Regional Coalition for Housing (about 120 units) or other government funders.

2. Housing and Services Program (HASP) Vouchers. Approximately 200 vouchers, including those already committed to project-based use, will be made available for project-basing to create or preserve service-enriched permanent housing opportunities for disabled households and individuals who need on-site support services.
3. General Purpose Vouchers—Sound Families Program. KCHA will support the Sound Families Program, a transitional housing initiative funded by the Gates Foundation, with up to 230 general purpose vouchers, including those already committed to projects funded under this program.
4. Unspecified Voucher Category—Families with Children. To increase housing opportunities for households with children in low-poverty, employment-rich areas with limited subsidized housing opportunities, KCHA will commit up to 100 vouchers for such projects. Such opportunities may be pursued only after KCHA's replacement housing goals have been met and will be conditioned on the availability of Section 8 vouchers.
5. Unspecified Voucher Category. KCHA will project-base up to 150 vouchers in projects that require temporary or permanent operating subsidies in order to serve extremely low-income households.

The general numerical targets indicated above are preliminary projections for program planning purposes, rather than specific numerical objectives that will be used to evaluate the success of the program.

As a result of these actions, the Housing Authority's project-based program will increase in size and as a proportion of our Section 8 program, but will remain under limits established in federal or other program regulations. Through the expansion of these initiatives, our program will provide expanded housing opportunities throughout our jurisdiction, including North, East and South King County. Such assistance will not be awarded, however, for projects in census tract 265, the area of King County in which the poverty rates exceeds 20% unless waived by the Executive Director in accordance with any agreement entered into between the HA and HUD in conjunction with HA participation in the MTW demonstration program.

Section V. Consistency of Project-Based Program with Agency Plan Regulations:

The Housing Authority's project-based program has been designed to be consistent with the priorities outlined within our Agency Plan, including targeting housing assistance to families with the most urgent needs, such as families without permanent housing and families requiring additional case management and supportive services to be able to live independently in community settings, and the implementation of steps to encourage the deconcentration of very low-income households. Further, this program has been designed and implemented in compliance with the Housing Authority's Section 8 Administrative Plan, the HA's MTW contract and with any other applicable federal regulations governing project-based Section 8 assistance.

Section VI: Modification of Project-Based Program – MTW Participation

As noted in the Agency Plan, the Housing Authority is currently negotiating with HUD a contract for participation in the Moving to Work (MTW) demonstration program. As a participant in HUD's MTW program, the HA will be provided greater flexibility and will implement a locally designed, more streamlined Section 8 Project-based program.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| | | |
|--|---|----------------------------------|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | Federal FY of Grant: 1999 |
|--|---|----------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--------------|-------------------|--------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | 794,818.00 | 728,392.42 | 728,392.42 | 728,392.42 |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 728,844.50 | 726,667.82 | 726,667.82 | 726,667.82 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 585,256.00 | 585,207.46 | 585,207.46 | 585,207.46 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 248,795.00 | 323,979.24 | 323,979.24 | 323,979.24 |
| 10 | 1460 Dwelling Structures | 4,496,497.00 | 4,442,697.02 | 4,442,697.02 | 4,442,697.02 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 179,850.00 | 179,849.50 | 179,849.50 | 179,849.50 |
| 12 | 1470 Nondwelling Structures | 44,492.00 | 44,264.36 | 44,264.36 | 44,264.36 |
| 13 | 1475 Nondwelling Equipment | 201,193.00 | 248,738.72 | 248,738.72 | 248,738.72 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 8,700.00 | 8,699.46 | 8,699.46 | 8,699.46 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | 0.00 | | | |
| | Amount of Annual Grant: (sum of lines.....) | 7,288,445.00 | 7,288,445.00 | 7,288,445.00 | 7,288,445.00 |
| | Amount of line XX Related to LBP Activities | 13,898.00 | 13,898.00 | 13,898.00 | 13,898.00 |
| | Amount of line XX Related to Section 504 compliance | 15,000.00 | 15,000.00 | 15,000.00 | 15,000.00 |
| | Amount of line XX Related to Security –Soft Costs | 2,057,709.00 | 2,057,709.00 | 2,057,709.00 | 2,057,709.00 |
| | Amount of Line XX related to Security-- Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | 261,934.00 | 261,934.00 | 261,934.00 | 261,934.00 |
| | Collateralization Expenses or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|----------------------|-------------------|---------------------------|-------------------|-------------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-03 Green River Homes | a) Landscaping, parking, sidewalks, curb | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Deferred |
| | b) Underground Utilities (water, sewer, drainage) | 1450 | 1 | 237,886.00 | 145,672.00 | 145,672.00 | 145,672.00 | Proj.Split CGP 99- |
| | c) Replace Gas Furnaces & Water Tanks | 1460 | 19 | 89,584.00 | 89,584.00 | 89,584.00 | 89,584.00 | CGP |
| | d) Hazmat Abatement | 1460 | 1 | 2,453.00 | 2,315.79 | 2,315.79 | 2,315.79 | 00 |
| | e) Appliances | 1465 | 60 | 26,190.00 | 26,190.00 | 26,190.00 | 26,190.00 | Completed Completed Completed |
| WA 2-03 Total | | | | 356,113.00 | 263,761.79 | 263,761.79 | 263,761.79 | |
| WA2-04 Park Lake I | a) Playground, Fences | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | b) Decks, Porches, Railings | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Hazmat Abatement | 1450 | 1 | 51,000.00 | 50,539.00 | 50,539.00 | 50,539.00 | |
| WA 2-04 Total | | | | 51,000.00 | 50,539.00 | 50,539.00 | 50,539.00 | |
| WA2-05 Park Lake II | a) Fencing | 1450 | 1 | 10,909.00 | 10,908.50 | 10,908.50 | 10,908.50 | Completed-Force |
| | b) Kitchen cabinets, Fixtures | 1460 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Acct. |
| | c) Electrical Service, Fixtures | 1460 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 00 |
| | d) Mechanical (water,sewer,HVAC) | 1460 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 00 |
| | e) Floor Covering (unit,common) | 1460 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 00 |
| | f) Hazardous Material Abatement | 1460 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 00 |
| | g) Doors & Hardware | 1460 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 00 |
| | h) Appliances | 1465 | 40 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 00 Moved to CGP 00 |
| WA2-05 Total | | | | 10,909.00 | 10,908.50 | 10,909.00 | 10,908.50 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|--|--|-----|----------------------|-------------------|---------------------------|-------------------|--|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-06 Wayland Arms | a) Floor covering (unit, common) | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP |
| | b) Elevator repair & rehab | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Windows, window coverings, doors, hardware | 1460 | 3 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Mechanical (water, fire sprinkler, sewer, HVAC | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Electrical Service, Fixtures | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Rec'd. Separate Emergency Funding Completed Completed |
| | e) Earthquake Repairs | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Hazmat Abatement | 1460 | 1 | 500.00 | 500.00 | 453.24 | 453.24 | |
| | g) Roof Fall Protection | 1460 | 1 | 21,733.00 | 21,733.00 | 21,733.00 | 21,733.00 | |
| WA2-06 Total | | | | 22,233.00 | 22,233.00 | 22,186.24 | 22,186.24 | |
| WA2-07 Forest Glen | a) Low Voltage (F.A., Int. MATV,CCTV) | 1460 | 40 | 325,000.00 | 305,374.98 | 305,374.98 | 305,374.98 | Completed |
| | b) Mechanical (fire Sprinkler) | 1460 | 40 | 339,079.00 | 385,377.97 | 385,377.97 | 385,377.97 | Completed |
| | c) Hazmat abatement | 1460 | 1 | 1,000.00 | 907.50 | 907.50 | 907.50 | Completed |
| | d) Low Voltage (IntercomUpgrade) | 1460 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | Deleted |
| | e) Roof Fall Protection System | 1460 | 1 | 10,729.00 | 10,729.00 | 10,729.00 | 10,729.00 | Completed |
| WA2-07 Total | | | | 675,808.00 | 702,389.45 | 702,389.45 | 702,389.45 | |
| WA2-08 Avondale Manor | a) Landscaping. Parking, sidewalks, curb | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CFP 00 |
| | b) Underground utilities (water, sewer, drainage) | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CFP 00 |
| | c) Hazmat Abatement | 1460 | 1 | 20,000.00 | 13,183.35 | 13,183.35 | 13,183.35 | Completed |
| | d) Applicances | 1465 | 16 | 3,294.00 | 3,293.93 | 3,293.93 | 3,293.93 | Completed |
| | e) Roof Fall Protection System | 1460 | | 4,528.00 | 4,084.00 | 4,084.00 | 4,084.00 | Completed |
| WA2-08 Total | | | | 27,822.00 | 20,561.28 | 20,561.28 | 20,561.28 | |

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|--|--|--------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-09 Valli Kee | a) Appliances b) Roof Fall Protection System c) Roof, Gutters, Downspouts | 1465 1460 1460 | 57 1 1 | 38,154.00 7,599.00 88,000.00 | 38,153.20 7,599.00 87,554.00 | 38,153.20 7,599.00 87,554.00 | 38,153.20 7,599.00 87,554.00 | Completed Moved from CGP 98 |
| WA2-09 Total | | | | 133,753.00 | 133,306.20 | 133,306.20 | 133,306.20 | |
| WA2-10 Mardi Gras | a) Hazmat Abatement b) Roof Fall protection system | 1460 1460 | 1 1 | 300.00 35,000.00 | 258.50 34,628.00 | 258.50 34,628.00 | 258.50 34,628.00 | Completed Completed |
| WA2-10 Total | | | | 35,300.00 | 34,886.50 | 34,886.50 | 34,886.50 | |
| WA2-11 Plaza 17 | a) Low voltage (F.A, Int. MATV,CCTV) b) Hazmat abatement c) Roof Fall Protection | 1460 1460 1460 | 1 1 1 | 27,650.00 5,000.00 29,914.00 | 27,649.68 4,321.57 29,913.60 | 27,649.68 4,321.57 29,913.60 | 27,649.68 4,321.57 29,913.60 | Completed Completed Completed |
| WA2-11 Total | | | | 62,564.00 | 61,884.85 | 61,884.85 | 61,884.85 | |
| WA2-12 Firwood Circle | a) Appliances b) Hazmat Abatement c) Roof Fall Protection | 1465 1460 1460 | 50 1 1 | 12,291.00 5,400.00 2,946.00 | 12,291.00 5,061.39 2,946.00 | 12,291.00 5,061.39 2,946.00 | 12,291.00 5,061.39 2,946.00 | Completed Completed Completed |
| WA2-12 Total | | | | 20,637.00 | 20,298.39 | 20,298.39 | 20,298.39 | |

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| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|----------------------|-------------------|---------------------------|-------------------|-----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-13 Boulevard Manor | a) Mechanical (water, fire sprinkler, HVAC) | 1460 | 70 | 217,000.00 | 216,985.00 | 216,985.00 | 216,985.00 | Completed |
| | b) Alarm Intercom, MATV, CCTV) | 1460 | 70 | 126,800.00 | 117,021.00 | 117,021.00 | 117,021.00 | Completed |
| | c) Doors & Hardware | 1460 | 1 | 28,194.00 | 28,194.00 | 28,194.00 | 28,194.00 | Completed |
| | d) Hazardous Material Abatement | 1460 | 1 | 6,400.00 | 6,354.65 | 6,354.65 | 6,354.65 | Completed |
| | e) Floor covering (Common Area) | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Electrical Service, Fixtures | 1460 | 1 | 52,624.00 | 52,623.76 | 52,623.76 | 52,623.76 | Completed |
| | g) Roof Fall Protection System | 1460 | 1 | 19,079.00 | 23,109.80 | 23,109.80 | 23,109.80 | Completed |
| | h) Non-Dwelling Space ()Expd/rehab | 1470 | 1 | 16,358.00 | 16,357.20 | 16,357.20 | 16,357.20 | Completed |
| | i) Non-Dwelling Equipment, Common space | 1475 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-13 Total | | | | 466,455.00 | 460,645.41 | 460,645.41 | 460,645.41 | |
| WA2-15 Paramount House | a) Structural Decks, Walkways, Porches | 1460 | 70 | 333,346.00 | 333,345.62 | 333,345.62 | 333,345.62 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Roof Fall Protection System | 1460 | 1 | 6,800.00 | 6,749.80 | 6,749.80 | 6,749.80 | Completed |
| WA2-15 Total | | | | 340,146.00 | 340,140.42 | 340,140.42 | 340,140.42 | |
| WA2-16 Northridge | a) Low Voltage Low Voltage (F.A., Int, MATV,CCTV) | 1460 | 1 | 7,778.00 | 7,778.00 | 7,778.00 | 7,778.00 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Roof Fall Protection System | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CFP 00 |
| WA2-16 Total | | | | 7,778.00 | 7,778.00 | 7,778.00 | 7,778.00 | |

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|----------------------|---------------------|---------------------------|---------------------|-----------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA 2-17 Ballinger Homes | a) Landscaping, Parking, Sidewalks, curbs | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Proj.Split CGP99-CFP 00 |
| | b) Underground Utilities (water, Sewer, drainage) | 1450 | 1 | 0.00 | 116,859.74 | 116,859.74 | 116,859.74 | |
| | c) Exterior Siding, Paint | 1460 | 5 | 943,133.00 | 652,651.24 | 652,651.24 | 652,651.24 | Proj. Split CGP99- CFP00 |
| | d) Roofing, gutters, and Downspout | 1460 | 3 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | e) Windows, Window Covering, Doors, Hardware | 1460 | 4 | 0.00 | 264,674.50 | 264,674.50 | 264,674.50 | Proj. Split CGP 99-00 |
| | f) Electrical Service, Fixtures | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | g) Hazmat Abatement | 1460 | 1 | 8,600.00 | 8,069.45 | 8,069.45 | 8,069.45 | Completed |
| | h) Non-Dwelling Spaces (Expand, rehab) | 1470 | 1 | 239.00 | 0.00 | 0.00 | 0.00 | |
| WA2-17 Total | | | | 951,972.00 | 1,042,254.93 | 1,042,254.93 | 1,042,254.93 | |
| WA2-18 Riverton Terrace | a) Appliances | 1465 | 30 | 9,600.00 | 9,600.00 | 9,600.00 | 9,600.00 | Completed |
| | b) Roof Fall Protection System | 1460 | 1 | 27,450.00 | 27,092.00 | 27,092.00 | 27,092.00 | Completed |
| | c) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | d) Low Voltage (F.A., Int, MATV,CCTV) | 1460 | 1 | 6,087.00 | 6,087.00 | 6,087.00 | 6,087.00 | |
| WA2-18 Total | | | | 43,137.00 | 42,779.00 | 42,779.00 | 42,779.00 | |
| WA2-19 Munroe Manor | a) Low voltage (F.A., Int. MATV,CCTV) | 1460 | 1 | 7,585.00 | 7,585.00 | 7,585.00 | 7,585.00 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | c) Roof Fall Protection | 1460 | 1 | 20,450.00 | 20,429.08 | 20,429.08 | 20,429.08 | |
| WA2-19 Total | | | | 28,035.00 | 28,014.08 | 28,014.08 | 28,014.08 | |
| WA 2-20 Southridge | a) Appliances | 1465 | 160 | 43,967.00 | 43,967.00 | 43,967.00 | 43,967.00 | Completed |
| | b) Mechanical (water, fire sprinkler, sewer, HVAC) | 1460 | 80 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | c) Hazmat Abatement | 1460 | 1 | 390.00 | 389.70 | 389.70 | 389.70 | |
| | d) Roof Fall Protection System | 1460 | 1 | 9,072.00 | 8,772.60 | 8,772.60 | 8,772.60 | |
| WA2-20 Total | | | | 53,429.00 | 53,129.30 | 53,129.30 | 53,129.30 | |

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| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-------------------|--|--|--|--|--|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-21 Casa Juanita | a) Roof Fall Protection System b) Hazmat Abatement | 1460 1460 | 1 1 | 26,500.00 0.00 | 26,466.80 0.00 | 26,466.80 0.00 | 26,466.80 0.00 | Completed |
| | WA2-21 Total | | | 26,500.00 | 26,466.80 | 26,466.80 | 26,466.80 | |
| WA2-22 Yardley Arms | c) Low voltage (F.A., Int MATV,CCTV) b) Hazmat Abatement d) Roof Fall Protection | 1460 1460 1460 | 1 1 1 | 7,585.00 0.00 22,000.00 | 7,585.00 0.00 21,081.00 | 7,585.00 0.00 21,081.00 | 7,585.00 0.00 21,081.00 | Completed Completed Completed |
| | WA2-22 Total | | | 29,585.00 | 28,666.00 | 28,666.00 | 28,666.00 | |
| WA2-23 Briarwood | a) Appliances b) Hazmat Abatement c) Non-Dwelling spaces (Expand. Rehab) d) Roof Fall Protection System | 1465 1460 1470 1460 | 60 1 1 1 | 28,214.00 345.00 0.00 23,836.00 | 28,214.37 344.50 0.00 23,836.00 | 28,214.37 344.50 0.00 23,836.00 | 28,214.37 344.50 0.00 23,836.00 | Completed Completed Completed Completed |
| | WA2-23 Total | | | 52,395.00 | 52,394.87 | 52,394.87 | 52,394.87 | |
| WA 2-24 Brittany Park | a) Low Voltage (fire, alarm, Intercom, MATV,CCTV) b) Hazmat Abatement c) Roof Fall Protection | 1460 1460 1460 | 43 1 1 | 6,087.00 0.00 8,500.00 | 6,087.00 0.00 9,383.20 | 6,087.00 0.00 9,383.20 | 6,087.00 0.00 9,383.20 | Completed Completed Completed |
| | WA2-24 Total | | | 14,587.00 | 15,470.20 | 15,470.20 | 15,470.20 | |
| WA2-25 Casa Madrona | a) Floor Covering (Unit, common) b) Hazmat Abatement c) Low Voltage (fire, alarm, Intercom, MATV,CCTV) d) Roof Fall Protection system | 1460 1460 1460 1460 | 70 1 1 1 | 0.00 0.00 7,585.00 30,773.00 | 0.00 0.00 7,585.00 30,773.00 | 0.00 0.00 7,585.00 30,773.00 | 0.00 0.00 7,585.00 30,773.00 | Completed Completed Completed Completed |
| | WA2-25 Total | | | 38,358.00 | 38,358.00 | 38,358.00 | 38,358.00 | |

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|----------------------|-------------------|---------------------------|-------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-26 Burndale | a) Roof Fall Protection System | 1460 | 1 | 2,618.00 | 2,618.00 | 2,618.00 | 2,618.00 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 2,437.00 | 2,340.07 | 2,340.07 | 2,340.07 | Completed |
| | WA2-26 Total | | | 5,055.00 | 4,958.07 | 4,958.07 | 4,958.07 | |
| WA2-28 Eastridge House | a) Landscaping, parking, sidewalks, curbs | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | b) Electrical Services, Fixtures | 1460 | 1 | 30,450.00 | 30,448.44 | 30,448.44 | 30,448.44 | Completed |
| | c) Mechanical (water, fire sprinkler, HVAC) | 1460 | 1 | 152,561.00 | 152,560.50 | 152,560.50 | 152,560.50 | Completed |
| | d) Hazardous Material Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | e) Low Voltage (fire alarm, intercom, MATV, CCTV) | 1460 | 1 | 82,500.00 | 82,500.00 | 82,500.00 | 82,500.00 | Completed |
| | f) Doors & Hardware | 1460 | 1 | 95,611.00 | 99,462.11 | 99,462.11 | 99,462.11 | Completed |
| | g) Floor covering (Common Area) | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | h) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | i) Roof Fall Protection System | 1460 | 1 | 11,740.00 | 12,535.00 | 12,535.00 | 12,535.00 | Completed |
| | j) Non-Dwelling space (expan/rehab) | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | k) Non-Dwelling Equipment | 1475 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | l) Structural Decks, Walkways, Porches | 1460 | 40 | 169,677.00 | 169,677.00 | 169,677.00 | 169,677.00 | Completed |
| | WA2-28 Total | | | 542,539.00 | 547,183.05 | 547,183.05 | 547,183.05 | |
| A2-29 Northridge II | a) Low Voltage (fire alarm, intercom, MATV, CCTV) | 1460 | 1 | 7,778.00 | 7,778.00 | 7,778.00 | 7,778.00 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | c) Roof Fall Protection system | 1460 | 1 | 19,820.00 | 19,820.00 | 19,820.00 | 19,820.00 | Completed |
| | WA2-29 Total | | | 27,598.00 | 27,598.00 | 27,598.00 | 27,598.00 | |
| WA2-31 Lake House | Floor Covering (Unit, Common) | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | a) Roof Fall Protection | 1460 | 1 | 21,568.00 | 21,567.60 | 21,567.60 | 21,567.60 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 386.00 | 386.00 | 386.00 | 386.00 | Completed |
| | c) Appliances | 1465 | 70 | 18,140.00 | 18,140.00 | 18,140.00 | 18,140.00 | Completed |
| | d) Non-Dwelling Spaces (Expan/rehab) | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |

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|--|---|--|-----|----------------------|-------------------|---------------------------|-------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | WA2-31 Total | | | 40,094.00 | 40,093.60 | 40,093.60 | 40,093.60 | |
| WA2-34 Springwood | a) Floor Covering (mgmt office) | 1470 | 1 | 6,900.00 | 6,912.16 | 6,912.16 | 6,912.16 | Completed |
| | b) Roof, Gutters, Downspouts, (Maint. Shop) | 1470 | 1 | 20,995.00 | 20,995.00 | 20,995.00 | 20,995.00 | Completed |
| | c) Non-Dwelling Spaces Expan/rehab | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Hazmat Abatement | 1460 | 1 | 14,196.00 | 14,097.71 | 14,097.71 | 14,097.71 | Completed |
| | e) Roof Fall Protection System | 1460 | 1 | 160,770.00 | 160,770.00 | 160,770.00 | 160,770.00 | Completed |
| | WA2-34 Total | | | 202,861.00 | 202,774.87 | 202,774.87 | 202,774.87 | |
| WA2-36 Eastside Terrace | a) Hazmat Abatement | 1460 | 1 | 2,333.00 | 2,,333.07 | 2,333.07 | 2,333.07 | Completed |
| | WA2-36 Total | | | 2,333.00 | 2,,333.07 | 2,333.07 | 2,333.07 | |
| WA2-37 Glenview Heights | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-37 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-38 Evergreen Court | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-38 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-40 Gustaves | a) Windows, Window coverings, Doors, Hardware | 1460 | 35 | 169,350.00 | 169,350.00 | 169,350.00 | 169,350.00 | Completed |
| | b) Roof, Gutters & Downspouts | 1460 | 3 | 133,993.00 | 136,534.74 | 136,534.74 | 136,534.74 | Completed |
| | c) Exterior Siding, Paint, Seal | 1460 | 1 | 117,884.00 | 117,884.00 | 117,884.00 | 117,884.00 | Completed |
| | d) Earthquake Repairs | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | e) Hazmat Abatement | 1460 | 1 | 494.00 | 494.00 | 494.00 | 494.00 | Completed |
| | WA2-40 Total | | | 421,721.00 | 424,262.74 | 424,262.74 | 424,262.74 | |

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|--|--|--|-----|----------------------|-------------------|---------------------------|-------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-35 Cascade Homes | a) Underground Utilities, (water, sewer, drainage) | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Kitchen Cabinets, Fixtures, Unit 48 | 1460 | 1 | 4,492.00 | 4,491.38 | 4,491.38 | 4,491.38 | |
| | c) Bathroom Fixtures, surrounds Cabinets, Unit 48 | 1460 | 1 | 1,634.00 | 1,633.27 | 1,633.27 | 1,633.27 | |
| | d) Electrical Service, Fixtures, Unit 48 | 1460 | 1 | 2,158.00 | 2,157.60 | 2,157.60 | 2,157.60 | |
| | e) Mechanical (water, sewer HVAC) | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Floor covering (Unit , Common) Unit 48 | 1460 | 1 | 7,377.00 | 7,376.74 | 7,376.74 | 7,376.74 | |
| | g) Hazardous Material Abatement | 1460 | 29 | 184,760.00 | 185,765.57 | 185,765.57 | 185,765.57 | |
| | h) Roof, gutters, downspouts | 1460 | 108 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | i) Appliances | 1465 | 109 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | j) Windows, Window Coverings, doors, hardware) | 1460 | 28 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | k) Paint & Other Work to complete Unit remodel | 1460 | 28 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | l) 504/ADA work (Units, common Space) | 1460 | 8 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | m) Non Dwelling space (Expan/Rehab) | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | n) Landscaping, Parking, Sidewalks, curbs | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | o) Relocation | 1495 | 28 | 1,390.00 | 1,389.54 | 1,389.54 | 1,389.54 | |
| WA2-35 Total | | | | 201,811.00 | 202,814.10 | 202,814.10 | 202,814.10 | |

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|--|--|--|------|----------------------|------------------|---------------------------|------------------|-----------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-39 College Place | a) Surface Water Management | 1450 | 51 | 0.00 | 0.00 | 0.00 | 0.00 | Compl.- Account Complete |
| | b) Underground Utilities (water, sewer, drainage) | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Kitchen cabinets, Fixtures | 1460 | 1 | 2,626.00 | 2,625.51 | 2,625.51 | 2,625.51 | |
| | d) Bathroom Fixtures, Surround, Cabinets | 1460 | 1 | 3,112.00 | 3,111.86 | 3,111.86 | 3,111.86 | |
| | e) Electrical Service, Fixtures | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Mechanical (water, sewer HBAC) | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | g) Floor Covering (Unit, Common) | 1460 | 1 | 7,000.00 | 7,000.00 | 7,000.00 | 7,000.00 | |
| | h) Hazardous Material Abatement | 1460 | 1 | 3,800.00 | 3,800.00 | 3,800.00 | 3,800.00 | |
| | i) Roof, Gutters, Downspouts | 1460 | 51 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | j) Insulation | 1460 | 51 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | k) Windows, Window Coverings, Doors, Hardware) | 1460 | 1 | 3,000.00 | 2,999.38 | 2,999.38 | 2,999.38 | |
| | l) Structural Decks, Walkways, Porches | 1460 | 1 | 27.00 | 26.32 | 26.32 | 26.32 | |
| | m) Painting & Other Work to compete Unit remodel | 1460 | 1 | 1,424.00 | 1,423.72 | 1,423.72 | 1,423.72 | |
| | n) Non Dwelling spaces (Expan/Rehab) | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| o) Relocation | 1495 | 51 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| WA2-39 Total | | | | 20,989.00 | 20,986.79 | 20,986.79 | 20,986.79 | |
| WA2-41 Forest Grove | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-41 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-42 King's Court | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-42 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-43 Pickering Court | a) Appliances | 1465 | 30 | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | b) Hazmat Abatement | 1460 | 1 | 581.00 | 580.50 | 580.50 | 580.50 | |
| WA2-43 Total | | | | 581.00 | 580.50 | 580.50 | 580.50 | |

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|--|--|-----------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-44 Greenleaf | a) Landscaping, Parking, Sidewalks, Curbs b) Playgrounds, Fences c) Surface Water Mgt. (water,sewer, drainage) d) Exterior Lighting e) Hazmat Abatement | 1450 1450 1450 1450 1460 | 1 1 1 1 1 | 0.00 0.00 0.00 0.00 0.00 | 0.00 0.00 0.00 0.00 0.00 | 0.00 0.00 0.00 0.00 0.00 | 0.00 0.00 0.00 0.00 0.00 | |
| WA2-44 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-46 Cedarwood | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-46 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-47 Juanita Court | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-47 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-48 Juanita Trace I | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-48 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-49 Wellswood | a) Hazmat Abatement | 1460 | 1 | 3,097.00 | 3,097.00 | 3,097.00 | 3,097.00 | Complete |
| WA2-49 Total | | | | 3,097.00 | 3,097.00 | 3,097.00 | 3,097.00 | |
| WA2-50 Kirkwood Terrace | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-50 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-53 Juanita Trace II | a) Hazmat Abatement | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-53 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-55 Campus Court II | a) Roof Fall Protection System | 1460 | 1 | 119.00 | 4,476.00 | 4,476.00 | 4,476.00 | Complete |
| WA2-55 Total | | | | 119.00 | 4,476.00 | 4,476.00 | 4,476.00 | |
| WA2-57 Vista Height | a) Roof Fall Protection System | 1460 | 1 | 3,094.00 | 3,094.00 | 3,094.00 | 3,094.00 | Complete |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|--|--|------|----------------------|------------------|---------------------------|------------------|--------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | WA2-57 Total | | | 3,094.00 | 3,094.00 | 3,094.00 | 3,094.00 | |
| WA2-59 Bellevue Houses (8) | a) Roof Fall Protection System | 1460 | 1 | 1,088.00 | 1,088.00 | 1,088.00 | 1,088.00 | Complete |
| | WA2-59 Total | | | 1,088.00 | 1,088.00 | 1,088.00 | 1,088.00 | |
| WA2-61 Fed Way Houses (3) | a) Roof Fall Protection Systems | 1460 | 1 | 459.00 | 459.00 | 459.00 | 459.00 | Completed |
| | WA2-61 Total | | | 459.00 | 459.00 | 459.00 | 459.00 | |
| WA2-61 Victorian Woods | a) Roof Fall Protection Systems | 1460 | 1 | 4,843.00 | 5,286.20 | 5,286.20 | 5,286.20 | Completed |
| | WA2-61 Total | | | 4,843.00 | 5,286.20 | 5,286.20 | 5,286.20 | |
| | | | | | | | | |
| WA2-62 Shoreham | a) Roof Fall Protection system | 1460 | 1 | 714.00 | 713.50 | 713.50 | 713.50 | Completed |
| | b) Roof, Gutters, Downspouts | 1460 | 3 | 42,298.00 | 42,297.50 | 42,297.50 | 42,297.50 | Completed |
| | WA2-62 Total | | | 43,012.00 | 43,011.00 | 43,011.00 | 43,011.00 | |
| | | | | | | | | |
| Kirkland Office | a) Roof Fall Protection System | 1460 | 1 | 1,214.00 | 1,213.76 | 1,213.76 | 1,213.76 | Completed |
| | Kirkland Office Total | | | 1,214.00 | 1,213.76 | 1,213.76 | 1,213.76 | |
| | | | | | | | | |
| PHA-Wide | a) Roof Fall Protection System (at various sites-will breakout expenses by site) | 1460 | 17 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Roof Fall Protection Systems Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| PHA-Wide | Complete Common area Upgrade for Sr. Bldgs (will breakout expenses by site) | 1460 | Mult | 0.00 | 0.00 | 0.00 | 0.00 | See Specific Sites |
| | Common Area Upgrade Sr. Bldgs Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| PHA-Wide | Contingency | 1502 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Contingency Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| PHA-Wide | a) Relocation Costs | 1495 | 1 | 7,310.00 | 7,309.92 | 7,309.92 | 7,309.92 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|---|-----|----------------------|------------------|----------------------------------|----------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | | | | 7,310.00 | 7,309.92 | 7,309.92 | 7,309.92 | |
| | Relocation Costs Total | | | | | | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|----------------------|------------------|---------------------------|------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| HA Wide | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | a) Security Police Patrols | 1408 | | 215,075.00 | 215,075.00 | 215,075.00 | 215,075.00 | |
| | b) Resident services Initiatives | 1408 | | 93,978.00 | 93,978.00 | 93,978.00 | 93,978.00 | |
| | Coordinator | 1408 | | 14,800.00 | 0.00 | 0.00 | 0.00 | |
| | c) Family Self-Sufficiency | 1408 | | 45,321.00 | 45,321.00 | 45,321.00 | 45,321.00 | |
| | Coordinator | 1408 | | 15,700.00 | 15,700.00 | 15,700.00 | 15,700.00 | |
| | d) Boys/girls Club coordinating Serv. | 1408 | | 50,000.00 | 83,800.00 | 83,800.00 | 83,800.00 | |
| | e) Family Daycare Initiative | 1408 | | 15,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | |
| | f) Young's Lake YMCA | | | | | | | |
| | g) Provide ADA Assessments for | 1408 | | 11,972.00 | 11,972.00 | 11,972.00 | 11,972.00 | |
| | Barrier Free Accommodations | 1408 | | 31,212.00 | 31,740.00 | 31,740.00 | 31,740.00 | |
| | h) Resident advisory Board Services | 1408 | | 5,000.00 | 5,00.00 | 5,00.00 | 5,00.00 | |
| | i) Create Public Housing | 1408 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | (Video?brochure) | | | | | | | |
| | j) PH Resident Survey Services | 1408 | | 14,000.00 | 14,000.00 | 14,000.00 | 14,000.00 | |
| | k) Foreign Language Translation, | | | | | | | |
| | Forms/Documents | 1408 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | l) Develop Procedure Manuals for | 1408 | | 4,450.00 | 787.75 | 787.75 | 787.75 | |
| | Job Duties | 1408 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | m) Tenant Screening Services | 1408 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | n) Develop CGP Portion of Agency | | | | | | | |
| | Plan | 1408 | | 19,000.00 | 0.00 | 0.00 | 0.00 | |
| | o) Assessment of PH Voucher | 1408 | | 148,585.00 | 87,345.96 | 87,345.96 | 87,345.96 | |
| | Feasibility | | | | | | | |
| | p) Implement Resident Comm. Work | | | | | | | |
| | Requirement | 1408 | | 25,160.00 | 43,611.62 | 43,611.62 | 43,611.62 | |
| | q) Update Utility Allowance System | 1408 | | 27,042.00 | 25,042.00 | 25,042.00 | 25,042.00 | |
| | r) Provide Staff Support for | | | | | | | |
| | Computer Software Training (CCS | 1408 | | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | |
| | consultant) | | | | | | | |
| | s) Computer Software | 1408 | | 7,007.00 | 6,345.00 | 6,345.00 | 6,345.00 | |
| | t) Computer Data Retrieving & | 1408 | | 26,516.00 | 8,674.09 | 8,674.09 | 8,674.09 | |
| | Reporting System | | | | | | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|--------------------------|--------------------------|---------------------------|--------------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | u) Y2K Testing & Contingency Plan v) Cable Service Management w) Provide training for Sernior Management and Agency-wide staff on leadership, customer service and other job related skills. | 1408 1408 1408 | | 0.00 7,007.00 0.00 | 0.00 6,345.00 0.00 | 0.00 6,345.00 0.00 | 0.00 6,345.00 0.00 | |
| | PHA Wide Management Improvements | | | 794,818.00 | 728,392.42 | 728,392.42 | 728,392.42 | |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | Advertising | 1410 | | 20,500.00 | 17,277.12 | 17,277.12 | 17,277.12 | |
| | Administrative Salaries | 1410 | | 552,489.00 | 552,692.95 | 552,692.95 | 552,692.95 | |
| | Administrative Benefits | 1410 | | 155,830.00 | 155,842.38 | 155,842.38 | 155,842.38 | |
| | Administrative Travel | | | 25.00 | 855.37 | 855.37 | 855.37 | |
| | PHA wide Administration Total | | | 728,844.00 | 726,667.82 | 726,667.82 | 726,667.82 | |
| PHA WIDE | PLANNING | 1430 | | | | | | |
| | a) Complete Energy Audit | 1430 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Architectural/Engineering & other Consultant Fees for Professional Services | 1430 | | 520,174.00 | 497,808.57 | 497,808.57 | 497,808.57 | |
| | c) Building Permit Fee | 1430 | | 13,861.00 | 19,972.31 | 19,972.31 | 19,972.31 | |
| | d) Inspections & Testing Costs, Clerk- of -the-Works | 1430 | | 31,200.00 | 47,526.00 | 47,526.00 | 47,526.00 | |
| | e) Sundry/Planning Costs | 1430 | | 4,023.00 | 4,020.14 | 4,020.14 | 4,020.14 | |
| | f) Lead/Asbestos Plan | | | 13,898.00 | 13,897.79 | 13,897.79 | 13,897.79 | |
| | g) Scan & Catalog Plans | 1430 | | 2,100.00 | 1,982.65 | 1,982.65 | 1,982.65 | |
| | PHA Wide Planning Total | | | 585,256.00 | 585,207.46 | 585,207.46 | 585,207.46 | |
| PHA WIDE | Contingency | | | | | | | |
| | Contingency | 1502 | Var | 0.00 | 0.00 | 0.00 | 0.00 | |
| | PHA Wide Contingency Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002708-99 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 1999 | | |
|--|---|--|-----|----------------------|-------------------|---------------------------|-------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA WIDE | NON-DWELLING EQUIPMENT | 1475 | | | | | | |
| | a) Computer Hardware | 1475 | | 110,183.00 | 158,943.67 | 158,943.67 | 158,943.67 | |
| | b) Tools for Force Account 10-yard Trash Compactor- Changed to | 1475 | | 2,000.00 | 3,088.84 | 3,088.84 | 3,088.84 | |
| | c) "Maintenance Van for IS Dept" Purchase Vehicle for Force Acct/Purchase | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Maint. Van for IS | 1475 | | 34,377.00 | 32,530.54 | 32,530.54 | 32,530.54 | |
| | e) Emergency Kits | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Lobby/Community Room Furniture for Sr. Buildings | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | g) Furniture/Office Upgrade for area offices | 1475 | | 2,908.00 | 2,908.42 | 2,908.42 | 2,908.42 | |
| | h) Work Stations/Office Upgrades for CO | 1475 | | 51,725.00 | 51,267.25 | 51,267.25 | 51,267.25 | |
| | PHA Wide Non-Dwelling Equip Total | | | 201,193.00 | 248,738.72 | 248,738.72 | 248,738.72 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002708-99 Replacement Housing Factor No: | | | | | Federal FY of Grant: 1999 | |
|---|---|---|----------|---|----------|----------|----------------------------------|--|
| 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 | | |
| | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-03 Green River Homes | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-04 Park Lake Homes I | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-05 Park Lake Homes II | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-06 Wayland Arms | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-07 Forest Glen | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-08 Avondale Manor | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-09 Valli Kee Homes | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-10 Mardi Gras | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-11 Plaza Seventeen | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-12 Firwood Circle | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-13 Boulevard Manor | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-15 Paramount House | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-16 Northridge House | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-17 Ballinger Homes | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-18 Riverton Terrace | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-19 Munroe Manor | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| | | | | | | | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002708-99 Replacement Housing Factor No: | | | | | Federal FY of Grant: 1999 | |
|---|---|---|----------|---|----------|----------|----------------------------------|--|
| 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 | | |
| WA2-20 Southridge House | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-21 Casa Juanita | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-22 Yardley Arms | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-23 Briarwood | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA224 Brittany Park | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-25 Casa Madrona | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-26 Burdale Homes | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-28 Eastridge House | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-29 Northridge II | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-31 Lake House | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-334 Springwood | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-35 Cascade Homes | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-36 Eastside Terrace | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-37 Glenview Heights | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-38 Evergreen Court | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-39 College Place | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-40 Gustaves Manor | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| | | | | | | | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002708-99 Replacement Housing Factor No: | | | | | Federal FY of Grant: 1999 | |
|---|---|---|----------|---|----------|----------|----------------------------------|--|
| 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 | | |
| WA2-41 Forest Grove | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-42 King's Court | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-43 Pickering Court | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-44 Green Leaf | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-46 Cedarwood | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-47 Juanita Court | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-48 Juanita Trace I | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-49 Wellswood | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-50 Kirkwood Terrace | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-53 Juanita Trace II | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-55 Campus Court | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-57 Vista Heights | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-59 Bellevue Houses (8) | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-61 Federal Way Houses (3) | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-61 Victorian Woods | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| WA2-62 Shoreham | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Kirkland Office | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| PHA-Wide Roof Fall Protection | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002708-99 Replacement Housing Factor No: | | | | | Federal FY of Grant: 1999 | |
|--|---|---|----------|---|----------|----------|----------------------------------|--|
| 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 | | |
| Contingency | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Mgmt. Improvements | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Non-Dwelling Equipment | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Administration | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Planning | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Relocation | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| Complete Common Area Upgrade for Sr. Bldgs. | 9/30/01 | 12/31/01 | 12/31/01 | 9/30/02 | 12/31/02 | 12/31/02 | | |
| | | | | | | | | |
| | | | | | | | | |

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

| | | |
|--|---|--|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 Replacement Housing Factor Grant No: | Federal FY of Grant: 2000 |
|--|---|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--------------|-------------------|--------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | 706,089.00 | 706,089.00 | 706,089.00 | 385,448.80 |
| | Management Improvements Hard Costs | 0 | 0 | 0 | |
| 4 | 1410 Administration | 679,491.00 | 679,491.00 | 679,491.00 | 581,315.67 |
| 5 | 1411 Audit | 0 | 0 | 0 | |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | |
| 7 | 1430 Fees and Costs | 438,000.00 | 438,000.00 | 438,000.00 | 438,000.00 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | |
| 9 | 1450 Site Improvement | 1,084,754.00 | 1,231,182.00 | 1,231,182.00 | 1,234,026.00 |
| 10 | 1460 Dwelling Structures | 3,464,253.00 | 3,476,886.00 | 3,476,886.00 | 3,471,160.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 120,000.00 | 57,831.00 | 57,831.00 | 57,831.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 196,719.00 | 196,719.00 | 196,719.00 | 196,241.30 |
| 14 | 1485 Demolition | 0 | 0 | 0 | |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | |
| 17 | 1495.1 Relocation Costs | 157,559.00 | 105,667.00 | 105,667.00 | 54,562.00 |
| 18 | 1499 Development Activities | 0 | 0 | 0 | |
| 19 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 |
| | | 0 | 0 | 0 | |
| | Amount of Annual Grant: (sum of lines.....) | 6,891,865.00 | 6,891,865.00 | 6,891,865.00 | 6,418,584.77 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | 105,000.00 | 0.00 | 0.00 | 0.00 |
| | Amount of line XX Related to Security –Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| | Amount of Line XX related to Security-- Hard Costs | 739,000.00 | 315,500.00 | 315,500.00 | 315,500.00 |
| | Amount of line XX Related to Energy Conservation Measures | 186,784.00 | 490,000.00 | 490,000.00 | 490,000.00 |
| | Collateralization Expenses or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-03 Green River Homes | a) Parking Spaces (for employees) b) Replace Gas furnace & Water Tanks Underground utilities (water,sewer,drainage) | 1450 1460 1450 | 1 | 0.00 0.00 201,262.00 | 0.00 0.00 329,603.00 | 0.00 0.00 329,603.00 | 0.00 0.00 329,603.00 | Cancelled Project Moved to 99 CGP Project Split-CGP 99-00 Completed |
| WA 2-03 Total | | | | 201,262.00 | 329,603.00 | 329,603.00 | 329,603.00 | |
| WA-06 Wayland Arms | a) Non-Dwelling Equip b) Elevator Repair & Rehab c) Windows, window coverings, doors , hardware d) Mechanical (water, fire sprinkler, sewer, HVAC) e) Electrical Service, fixtures | 1475 1460 1460 1460 1460 | 70 70 | 4,518.00 6,699.00 0.00 0.00 0.00 | 4,518.00 6,699.00 0.00 0.00 0.00 | 4,518.00 6,699.00 0.00 0.00 0.00 | 4,518.00 6,699.00 0.00 0.00 0.00 | Completed Completed |
| WA2-06 Total | | | | 11,217.00 | 11,217.00 | 11,217.00 | 11,217.00 | |
| WA2-07 Forest Glen | Exterior Lighting | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-07 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-09 Valli Kee | a) Gutters, Downspouts Structural Upgrades | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CGP 99 |
| WA2-09 | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-10 Mardi Gras | a) Hazardous Material Abatement (removal underground storage tank) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-10 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-11 Plaza 17 | a) Mechanical Heating System Upgrade | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CFP 01 |
| WA2-11 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-15 Paramount House | a) Low Voltage (fire alarm system) Intercom b) Mechanical (fire Sprinkler) | 1460 | | 9,217.00 0.00 | 9,217.00 0.00 | 9,217.00 0.00 | 9,217.00 0.00 | Completed |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | WA2-15 Total | | | 9,217.00 | 9,217.00 | 9,217.00 | 9,217.00 | |
| WA2-16 Northridge I | a) Appliances | 1465 | | 0.00 | 0.00 | 0.00 | 0.00 | Moved to CFP 01 Moved from CFP 99 - Completed |
| | b) Exterior Lighting | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Deck/Structural | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Roof Fall Protection | 1460 | | 0.00 | 21,650.00 | 21,650.00 | 21,650.00 | |
| | WA2-16 Total | | | 0.00 | 21,650.00 | 21,650.00 | 21,650.00 | |
| WA2-17 Ballinger Homes | a) Exterior Siding, Paint | 1460 | 110 | 0.00 | 2,870.00 | 2,870.00 | 2,870.00 | Proj Split CFP 99-00 Part of CFP 01 Project Major work moved to CFP 01 Proj. Split CFP 00-01 Completed |
| | b) Fences | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Landscaping, Parking, Sidewalks, Curbs | 1450 | | 1,157.00 | 1,422.00 | 1,422.00 | 1,422.00 | |
| | d) Underground Utilities (water, sewer, drainage) | 1450 | | 285,155.00 | 283,748.00 | 283,748.00 | 283,748.00 | |
| | e) Windows | 1460 | | 421,000.00 | 462,235.00 | 462,235.00 | 462,235.00 | |
| | WA2-17 Total | | | 707,312.00 | 750,275.00 | 750,275.00 | 750,275.00 | |
| WA2-19 Munro Manor | a) Deck Re-Coating | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Electrical Service, Fixtures (common areas & exit lights) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-34 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-20 Southridge | a) Low Voltage (fire alarm) | 1460 | | 117,780.00 | 111,967.00 | 111,967.00 | 111,967.00 | Completed Completed |
| | b) Electrical Service, Fixtures (common area & exit lights) | 1460 | | 14,554.00 | 14,554.00 | 14,554.00 | 14,554.00 | |
| | c) Mechanical (water, fire sprinkler, sewer, HVAC) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-20 Total | | | 132,334.00 | 126,521.00 | 126,521.00 | 126,521.00 | |
| WA2-21 Casa Juanita | a) Mechanical (water pipes) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Project Split CFP 99-00 |
| | b) Mechanical (fire sprinkler) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Low Voltage (fire alarm) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Parking (Asphalt) | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | e) Electrical Service, Fixtures (exit lights) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Underground Utilities (Site Drainage) | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | g) Roof Fall Protection | 1460 | | 0.00 | 2,436.00 | 2,436.00 | 2,436.00 | |
| | WA2-21 Total | | | 0.00 | 2,436.00 | 2,436.00 | 2,436.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-22 Yardley Arms | a) Appliances (ranges) | 1465 | | 0.00 | 0.00 | 0.00 | 0.00 | Completed |
| | b) Rooftop Vents | 1460 | 1 | 36,382.00 | 36,382.00 | 36,382.00 | 36,382.00 | Completed |
| | c) Additional Parking | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Project Cancelled |
| | d) Roof Fall Protection | 1460 | | 0.00 | 4,463.00 | 4,463.00 | 4,463.00 | Moved from CFP 99 |
| | WA2-22 Total | | | | 36,382.00 | 40,845.000 | 40,845.00 | 40,845.00 |
| WA2-23 Briarwood | a) Door & Hardware (Patios) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Decks, Porches, Railings | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Electrical Service, Fixtures (Exit Lights) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Non-Dwelling Spaces (expand, rehab Mailboxes) | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-23 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| WA2-24 Brittany Park | a) Parking Lot at rear of Buildings | 1450 | 1 | 250,000.00 | 262,670.00 | 262,670.00 | 262,670.00 | Completed |
| | WA2-24 Total | | | | 250,000.00 | 262,670.00 | 262,670.00 | 262,670.00 |
| WA2-25 Casa Madrona | a) Drainage,Sewer Improvements | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Remove Underground Storage Tank | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-25 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| WA2-29 Northridge II | a) Decks/Structural | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01 Projects |
| | b) Floor Covering (Interior hallways) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01 Projects |
| | c) Surface Water Management | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01 Projects |
| | WA2-29 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| WA2-31 Lake House | a) Exterior Lighting | 1450 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Fences | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Electrical Service, Fixtures (Exit Lighting) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Non-Dwelling Spaces (Common Area Upgrades) | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-31 Total | | | | 0.00 | 0.00 | 0.00 | 0.00 |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | | |
| WA2-35 Cascade Homes | a) Non-Dwelling spaces (replace maint. Shop) | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | Deferred to CFP 03 | |
| | b) Underground Utilities (water, sewer, drainage) | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Deferred to CFP 03 | |
| | c) Kitchen Cabinets, Fixures, etc. | 1460 | 100 | 50,000.00 | 201,878.00 | 201,878.00 | 201,878.00 | Proj. Split-CFP 00-01 | |
| | d) Bathroom Fixtures, Surround, Cabs | 1460 | 100 | 85,000.00 | 101,190.00 | 101,190.00 | 101,190.00 | Proj. Split-CFP 00-01 | |
| | e) Electrical Service, Fixtures | 1460 | 100 | 90,000.00 | 177,995.00 | 177,995.00 | 177,995.00 | Proj. Split-CFP 00-01 | |
| | f) Mechanical (water, sewer, HVAC) | 1460 | 100 | 25,000.00 | 153,853.00 | 153,853.00 | 153,853.00 | Proj. Split-CFP 00-01 | |
| | g) Floor covering (Unit, Common) | 1460 | 100 | 50,000.00 | 241,843.00 | 241,843.00 | 241,843.00 | Proj. Split-CFP 00-01 | |
| | h) Hazardous Material Abatement | 1460 | 100 | 200,000.00 | 256,179.00 | 256,179.00 | 256,179.00 | Proj. Split-CFP 00-01 | |
| | i) Roof, Gutters, Downspouts | 1460 | 100 | 0.00 | 0.00 | 0.00 | 0.00 | Cancelled | |
| | j) Painting & Other Work to complete Unit Remodel | 1460 | 100 | 1,669,523.00 | 739,467.00 | 739,467.00 | 734,881.00 | Proj.Split-CFP 00-01 | |
| | k) Windows, Window coverings, Doors, Hardware | 1460 | 100 | 192,000.00 | 37,549.00 | 37,549.00 | 37,549.00 | Proj. Split-CFP 00-01 | |
| | l) Storage Units | 1460 | 100 | 0.00 | 0.00 | 0.00 | 0.00 | Deferred to CFP 02 | |
| | m) Appliances | 1465 | 100 | 70,000.00 | 45,981.00 | 45,981.00 | 45,981.00 | Proj. Split-CFP 00-01 | |
| | n) 504/ADA Work(Units, Common spaces) | 1460 | | 10,000.00 | 0.00 | 0.00 | 0.00 | Cancelled | |
| o) Non-Dwelling space (Expand, rehab) | 1470 | | 45,000.00 | 0.00 | 0.00 | 0.00 | Cancelled | | |
| p) Landscaping, Parking, Sidewalks, Curb | 1450 | 1 | 24,000.00 | 0.00 | 0.00 | 0.00 | Cancelled | | |
| q) Relocation | 1495 | | 50,150.00 | 10,112.00 | 10,112.00 | 10,112.00 | Proj. Split-CFP 00-01 | | |
| WA2-35 Total | | | | 2,560,673.00 | 1,966,047.00 | 1,966,047.00 | 1,961,461.00 | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| A2-39 College Place | a) Parking Lot – Asphalt Overlay | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01 Project |
| | b) Surface Water Management | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01-02 Project |
| | c) Underground Utilities (Water, Sewer, Drainage) | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01-02 Project |
| | d) Kitchen Cabinets, Fixtures | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01-02 Project |
| | e) Bathroom Fixtures, Surround, Cab | 1460 | 1 | 1,210.00 | 1,210.00 | 1,210.00 | 1,210.00 | Force Act. Wk Comp. |
| | f) Electrical Service, Fixtures | 1460 | 1 | 1,587.00 | 1,587.00 | 1,587.00 | 1,587.00 | Force Act. Wk Comp. |
| | g) Mechanical (Water, Sewer, HVAC) | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | h) Floor Covering (Unit Common) | 1460 | 1 | 1,124.00 | 1,124.00 | 1,124.00 | 1,124.00 | Force Act. Wk Comp. |
| | i) Hazardous Material Abatement | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | j) Roof, Gutters, Downspouts, | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | k) Insulation | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | l) Windows, Window coverings, Doors, Hardware | 1460 | 1 | 90.00 | 90.00 | 90.00 | 90.00 | Force Act. Wk Comp. |
| | m) Structural decks, Walkways, Porches, Crawlspace | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Part of CFP 01 Project |
| | n) Paint/Other Interior work to complete Unit remodel | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | o) Non-Dwelling Spaces (Expand, rehab) | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | p) Relocation | 1495 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-39 Total | | | | 4,011.00 | 4,011.00 | 4,011.00 | 4,011.00 | |
| WA2-05 Park Lake II | a) Kitchen Cabinets, Fixtures | 1460 | 24 | 75,000.00 | 103,250.00 | 103,250.00 | 103,250.00 | Proj. Split CFP 98 & 00 FA-Compl |
| | b) Bathroom Cabinets, Fixtures, surrounds | 1460 | 24 | 50,000.00 | 98,060.00 | 98,060.00 | 98,060.00 | Proj. Split CFP 98 & 00 FA-Compl |
| | c) Electrical Service, Fixtures | 1460 | 24 | 50,000.00 | 157,648.00 | 157,648.00 | 157,648.00 | Proj. Split CFP 98 & 00 FA-Compl |
| | d) Mechanical (Water, Sewer, HVAC) | 1460 | 24 | 75,000.00 | 124,750.00 | 124,750.00 | 123,700.00 | Proj. Split CFP 98 & 00 FA-Compl |
| | e) Floor Coverings | 1460 | 24 | 75,000.00 | 2,395.00 | 2,395.00 | 2,395.00 | Proj. Split CFP 98 & 00 FA-Compl |
| | f) Hazardous Materials Abatement | 1460 | 24 | 150,000.00 | 220,755.00 | 220,755.00 | 220,755.00 | Proj. Split CF 98 & 00 FA Compl. |
| | g) Appliances | 1465 | 24 | 50,000.00 | 11,850.00 | 11,850.00 | 11,850.00 | Proj. Split CFP 98 & 00 FA-Compl |
| WA2-05 Total | | | | 525,000.00 | 718,708.00 | 718,708.00 | 717,658.00 | |
| WA2-40 Gustaves Manor | a) Roof, Gutters and Downspouts | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Low Voltage (Intercom Upgrade) | 1460 | 1 | 6,087.00 | 6,087.00 | 6,087.00 | 6,087.00 | Completed |
| WA2-40 Total | | | | 6,087.00 | 6,087.00 | 6,087.00 | 6,087.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-41 Forest Grove | a) Entrance Sign | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-41 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-44 Greenleaf | a) Landscaping, Parking Sidewalks, curbs | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) Playground, Fences | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Surface Water Management (Water,Sewer,Drainage) | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | d) Exterior Lighting | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-44 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-46 Cedarwood | a) Tree Removal | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-46 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-50 Kirkwood Terrace | a) Exterior Lighting | 1450 | | 8,180.00 | 8,180.00 | 8,180.00 | 8,180.00 | Completed |
| | b) Electrical Service, Fixtures | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-50 Total | | | 8,180.00 | 8,180.00 | 8,180.00 | 8,180.00 | |
| WA2-62 Shoreham | a) Surface Water Management | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | WA2-62 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-08 Avondale Manor | a) Landscaping, Parking, Sidewalks, Curbs | 1450 | 1 | 100,000.00 | 119,467.00 | 119,467.00 | 119,467.00 | Completed |
| | b) Underground Utilities, (Water, Sewer, Drainage) | 1450 | | 215,000.00 | 226,092.00 | 226,092.00 | 226,092.00 | Completed |
| | WA2-08 Total | | | 315,000.00 | 345,559.00 | 345,559.00 | 345,559.00 | |
| WA2-13 Blvd. Manor | Doors & Hardware | 1460 | | 0.00 | 177,503.00 | 177,503.00 | 177,503.00 | Moved from CFP 99 - Completed |
| | WA2-13 Total | | | 0.00 | 177,503.00 | 177,503.00 | 177,503.00 | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|---------------|--|----------------------|-------------------|---------------------------|-------------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: King County Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA Wide | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | a) Resident Services Initiatives Coordinator | 1408 | 3 | 58,845.00 | 58,845.00 | 58,845.00 | 46,748.15 | |
| | b) Boys & Girls Club Coordinating Services | 1408 | | 45,500.00 | 45,500.00 | 45,500.00 | 45,500.00 | |
| | c) Family Day Care Initiative | 1408 | Various | 15,000.00 | 15,000.00 | 15,000.00 | 0.00 | |
| | d) Family Self-Sufficiency Coordinating Serv. | 1408 | 1 | 7,600.00 | 7,600.00 | 7,600.00 | 5,748.20 | |
| | e) Young's Lake YWCA | 1408 | Various | 45,000.00 | 45,000.00 | 45,000.00 | 45,000.00 | |
| | f) Reasonable Accommodations Consultant | 1408 | 1 | 15,000.00 | 15,000.00 | 15,000.00 | 0.00 | |
| | g) Security Advisory Board | 1408 | | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | |
| | h) Security Police Patrols | 1408 | | 264,000.00 | 312,000.00 | 312,000.00 | 134,476.04 | |
| | i) Resident Advisory Board Services | 1408 | | 7,000.00 | 7,000.00 | 7,000.00 | 7,000.00 | |
| | j) Public Housing Video | 1408 | | 55,000.00 | 0.00 | 0.00 | 0.00 | |
| | k) Public Housing Brochure | 1480 | | 13,600.00 | 13,600.00 | 13,600.00 | 0.00 | |
| | l) Staff Support for Computer Software Train. | 1408 | | 45,274.00 | 116,097.00 | 116,097.00 | 77,213.52 | |
| | m) Project Estimating Software | 1408 | 1 | 3,000.00 | 0.00 | 0.00 | 0.00 | |
| | n) CCS Sys Functionality Enhancement Consultant | 1408 | | 40,000.00 | 0.00 | 0.00 | 0.00 | |
| | o) Graphics Software (Communications) | 1408 | | 100.00 | 100.00 | 100.00 | 0.00 | |
| | p) Computer Fax Software | 1408 | | 5,416.00 | 5,416.00 | 5,416.00 | 5,416.00 | |
| | q) Outside Programmer, Productivity Initiative | 1408 | Various | 36,000.00 | 13,000.00 | 13,000.00 | 4,176.00 | |
| | r) HP Open View Management Software | 1408 | | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 | |
| | s) PC Fax for Office Dial-up Software | 1408 | | 400.00 | 400.00 | 400.00 | 0.00 | |
| | t) Customer Service Training | 1408 | | 7,000.00 | 7,000.00 | 7,000.00 | 0.00 | |
| | u) Disability/Reasonable Accom. Training | 1408 | | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 | |
| | v) Management Training | 1408 | 6 | 7,000.00 | 9,177.00 | 9,177.00 | 6,505.73 | |
| | w) Cultural Awareness Training | 1408 | | 8,000.00 | 8,000.00 | 8,000.00 | 1,079.04 | |
| | x) Maintenance Department Training | 1408 | | 14,604.00 | 14,604.00 | 14,604.00 | 6,586.10 | |
| | y) Res. Services Relocation Training | 1408 | | 750.00 | 750.00 | 750.00 | 0.00 | |
| | Management Improvement Total | | | 706,089.00 | 706,089.00 | 706,089.00 | 385,448.78 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA WIDE | NON-DWELLING EQUIPMENT | 1475 | | | | | | |
| | a) TDD Machine for Central Office | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) PC Replacements, Spare Parts, Printers | 1475 | | 64,000.00 | 83,178.22 | 83,178.22 | 83,178.22 | |
| | c) Furnishings for Senior Buildings | 1475 | | 86,000.00 | 76,724.06 | 76,724.06 | 76,724.06 | |
| | d) Computer Hardware for Conference Room | 1475 | | 7,000.00 | 10,883.98 | 10,883.98 | 10,883.98 | |
| | e) (9) Switches for South Area Offices | 1475 | | 10,000.00 | 9,591.20 | 9,591.20 | 9,591.20 | |
| | f) 128 MG Memory Upgrade, 160 Computers | 1475 | | 10,000.00 | 2,195.40 | 2,195.40 | 2,195.40 | |
| | g) Presentation Projector for Administration | 1475 | | 3,255.00 | 2,682.14 | 2,682.14 | 2,600.00 | |
| | h) CADD Station Hardware for Construction | 1475 | | 6,946.00 | 6,946.00 | 6,946.00 | 6,946.44 | |
| | i) Unix Server Upgrade to 640 mb | 1475 | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | Total Non-Dwelling Equipment | | | 192,201.00 | 192,201.00 | 192,201.00 | 191,723.30 | See Wayland Arms for Additional Expenditures and Obligations amount |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | a) Local Travel | 1410 | | 0.00 | 2,621.00 | 2,621.00 | 2,620.78 | |
| | b) Advertising | 1410 | | 3,000.00 | 3,000.00 | 3,483.66 | 3,483.66 | |
| | c) Administrative Salaries | 1410 | | 503,366.00 | 503,366.00 | 502,882.34 | 456,638.17 | |
| | d) Administrative Benefits | 1410 | | 168,125.00 | 168,125.00 | 168,125.00 | 116,838.64 | |
| | e) Administrative Travel | 1410 | | 5,000.00 | 2,379.00 | 2,379.00 | 1,734.42 | |
| | PHA wide Administration Total | | | 679,491.00 | 679,491.00 | 679,491.00 | 581,315.67 | |
| PHA WIDE | PLANNING | 1430 | | | | | | |
| | a) CADD Draft Person | 1430 | Various | 0.00 | 0.00 | 0.00 | 0.00 | |
| | b) A & E Professional Services | 1430 | Various | 350,000.00 | 425,231.00 | 425,231.00 | 425,231.00 | |
| | c) Scan & Catalog Field Plans | 1430 | Various | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| | d) Building Conditions Survey | 1430 | Various | 50,000.00 | 142.00 | 142.00 | 142.00 | |
| | e) Asbestos Management Plan | 1430 | Various | 10,000.00 | 32.00 | 32.00 | 32.00 | |
| | f) Lead Management Plan | 1430 | Various | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | g) Building Permit Fees | 1430 | Various | 5,000.00 | 6,225.00 | 6,225.00 | 6,225.00 | |
| | h) Sundry/Planning Costs | 1430 | Various | 8,000.00 | 6,370.00 | 6,370.00 | 6,370.00 | |
| | PHA Wide Planning Total | | | 438,000.00 | 438,000.00 | 438,000.00 | 438,000.00 | |
| PHA WIDE | RELOCATION | 1495 | | | | | | |
| | a) Relocation Costs | 1495 | Various | 50,000.00 | 38,146.00 | 38,146.00 | 17,603.41 | |
| | b) Relocation Coordinator | 1495 | 1 | 57,409.00 | 57,409.00 | 57,409.00 | 26,847.59 | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|---------------|--|----------------------|---------------------|---------------------------|---------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: King County Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-00 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | Total Relocation | | | 107,409.00 | 95,555.00 | 95,555.00 | 44,451.00 | See Cascade Homes for Additional Expenditures and Obligations amount |
| PHA WIDE | | | | | | | | |
| | GRAND TOTAL | | | 6,891,865.00 | 6,891,865.00 | 6,891,865.00 | 6,418,584.77 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002501-00 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2000 | |
|---|---|--|---------|---|---------|--------|----------------------------------|--|
| 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 | | |
| | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-03 Green River Homes | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-05 Park Lake Homes II | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-06 Wayland Arms | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-07 Forest Glen | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-09 Valli Kee Homes | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-10 Mardi Gras | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-11 Plaza Seventeen | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-13 Boulevard Manor | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-15 Paramount House | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-16 Northridge House | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-17 Ballinger Homes | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-18 Riverton Terrace | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-19 Munroe Manor | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-20 Southridge House | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-21 Casa Juanita | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-22 Yardley Arms | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| WA2-23 Briarwood | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | | |
| | | | | | | | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002501-00 Replacement Housing Factor No: | | | | Federal FY of Grant: 2000 | |
|---|---|---|---------|---|---------|---------------------------|----------------------------------|
| 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 | |
| WA224 Brittany Park | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-25 Casa Madrona | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-29 Northridge II | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-31 Lake House | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-334 Springwood | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-35 Cascade Homes | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-39 College Place | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-40 Gustaves Manor | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-41 Forest Grove | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-44 Green Leaf | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-46 Cedarwood | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-50 Kirkwood Terrace | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| WA2-62 Shoreham | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| Mgmt. Improvements | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| Non-Dwelling Equipment | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| Administration | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| Planning | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| Relocation | 3/31/02 | N/A | 3/31/02 | 9/30/03 | N/A | N/A | |
| | | | | | | | |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| | | |
|--|---|--|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|--|---|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--------------|-------------------|--------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | 735,208.00 | 675,405.00 | 675,405.00 | 196,070.00 |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 654,833.00 | 654,833.00 | 654,833.00 | 7,567.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 435,000.00 | 398,585.00 | 198,890.06 | 198,890.06 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 2,083,000.00 | 1,655,851.94 | 1,655,851.94 | 796,443.00 |
| 10 | 1460 Dwelling Structures | 2,500,000.00 | 3,345,727.76 | 3,289,122.76 | 906,525.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 165,000.00 | 8,404.30 | 8,404.30 | 8,404.30 |
| 13 | 1475 Nondwelling Equipment | 255,000.00 | 133,648.00 | 133,648.00 | 127,956.00 |
| 14 | 1485 Demolition | 100,000.00 | 55,586.00 | 55,586.00 | 55,586.00 |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 119,509.00 | 119,509.00 | 119,509.00 | 3,511.00 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | 0.00 | | | |
| | Amount of Annual Grant: (sum of lines.....) | 7,047,550.00 | 7,047,550.00 | 6,791,250.06 | 2,275,456.36 |
| | Amount of line XX Related to LBP Activities | 20,000.00 | 0.00 | 0.00 | 0.00 |
| | Amount of line XX Related to Section 504 compliance | 100,000.00 | 0.00 | 0.00 | 0.00 |
| | Amount of line XX Related to Security –Soft Costs | 100,000.00 | 0.00 | 0.00 | 0.00 |
| | Amount of Line XX related to Security-- Hard Costs | 200,000.00 | 200,000.00 | 200,000.00 | 50,000.00 |
| | Amount of line XX Related to Energy Conservation Measures | 525,000.00 | 200,000.00 | 200,000.00 | 200,000.00 |
| | Collateralization Expenses or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-03 Green River Homes | a) Complete Interior Unit Remodel | 1460 | 60 | 0.00 | 0.00 | 0.00 | 0.00 | Delayed |
| | WA 2-03 Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| WA2-05 Park Lake II | a) Electrical-Upgrade Fire Detection System including smoke detector installation, hazmat abatement, drywall, painting, and other work to complete installation | 1460 | 165 | 30,000.00 | 36,901.04 | 36,901.04 | 36,901.04 | Phase I Completed |
| | b) Fences | 1450 | 1 | 18,000.00 | 55,169.94 | 55,169.94 | 55,169.94 | Completed |
| | WA 2-05 Total | | | 48,000.00 | 92,070.98 | 92,070.98 | 92,070.98 | |
| WA2-16 Northridge I | a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & Fire Sprinklers | 1460 | 70 | 350,000.00 | 400,000.00 | 400,000.00 | 39,639.00 | |
| | b) Upgrade Domestic Water Lines | 1460 | 70 | 225,000.00 | 205,000.00 | 205,000.00 | 21,058.00 | |
| | c) Complete Corridor & Lobby Remodel | 1460 | 1 | 75,000.00 | 205,000.00 | 205,000.00 | 24,081.00 | |
| | d) Decks/Structural | 1460 | 70 | 350,000.00 | 390,000.00 | 365,831.00 | 37,009.00 | |
| | WA2-16 Total | | | 1,000,000 | 1,200,000.00 | 1,175,831.00 | 121,786.84 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-17 Ballinger Homes | a) Additional Parking/Paving/Curbs/Gutters | 1450 | 1 | 475,000.00 | 442,883.00 | 442,883.00 | 142,357.00 | Delayed |
| | b) Complete Community building Expansion & Remodel | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | c) Remove & Replace Mailboxes | 1450 | 1 | 30,000.00 | 10,475.00 | 10,475.00 | 10,475.00 | |
| | d) Underground Utilities, Landscape, Water, Sewer, Drainage | 1450 | 1 | 650,000.00 | 442,883.00 | 442,883.00 | 242,146.00 | |
| | e) Fences | 1450 | 1 | 275,000.00 | 221,441 | 221,441 | 149,868.00 | |
| | f) Roofing, Gutters, Downspouts | 1460 | 1 | 50,000.00 | 333.72 | 333.72 | 333.72 | |
| | WA2-17 Total | | | 1,480,000.00 | 1,118,015.72 | 1,118,015.72 | 545,179.72 | |
| WA2-18 Riverton Terrace | a) Upgrade Corridor & Lobby Interior Lighting | 1460 | 60 | 0.00 | 0.00 | 0.00 | 0.00 | Cancelled-Utility Co. funding |
| | b) Complete Community Building Remodel | 1470 | 1 | 15,000.00 | 8,404.30 | 8,404.30 | 8,404.30 | Completed: Force Account |
| | WA2-18 | | | 15,000.00 | 8,404.30 | 8,404.30 | 8,404.30 | |
| WA2-29 Northridge II | a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & Fire Sprinklers | 1460 | | 350,000.00 | 400,000.00 | 400,000.00 | 34,601.00 | Completed outside of CFP Funding Cancelled Moved from 00CFP |
| | b) Upgrade Domestic Water Lines | 1460 | 70 | 225,000.00 | 205,000.00 | 205,000.00 | 21,038.00 | |
| | c) Complete Corridor & Lobby Remodel | 1460 | 1 | 75,000.00 | 205,000.00 | 205,000.00 | 18,814.00 | |
| | d) Exterior Lighting Upgrade | 1460 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | e) Appliances | 1465 | 70 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | f) Decks/Structural | 1460 | 70 | 350,000.00 | 390,000.00 | 365,832.00 | 180,383.00 | |
| | WA2-29 Total | | | 1,000,000.00 | 1,200,000.00 | 1,175,832.00 | 254,836.00 | |
| WA2-11 Plaza 17 | a) Mechanical/Heating system Upgrade | 1460 | 1 | 20,000.00 | 53,952.00 | 53,952.00 | 0.00 | |
| | WA2-11 Total | | | 20,000.00 | 53,952.00 | 53,952.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-34 | a) Demolition building 41 | 1485 | 12 | 50,000.00 | 55,586.00 | 55,586.00 | 55,586.00 | Completed |
| Springwood | b) Demolition Community Center | 1485 | 1 | 50,000.00 | 0.00 | 0.00 | 0.00 | Delayed |
| | c) Rebuild community Center | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Delayed |
| | WA2-34 Total | | | 100,000.00 | 55,586.00 | 55,586.00 | 55,586.00 | |
| WA2-35 Cascade Homes | a) Complete Interior Unit Remodel | 1460 | 108 | 200,000.00 | 835,000.00 | 826,732.00 | 473,126.00 | Proj. Split CFP 00-01 |
| | b) Roofing, Gutter, Downspouts; fall protection | 1460 | 108 | 0.00 | 0.00 | 0.00 | 0.00 | Deferred |
| | c) Complete Interior & Exterior Community Center Expansion & remodel | 1470 | 1 | 150,000.00 | 0.00 | 0.00 | 0.00 | Moved to CFP 02 |
| | d) Construct on-site Maintenance building | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | Delayed |
| | e) Underground Utilities, Paving | 1450 | 1 | 535,000.00 | 0.00 | 0.00 | 0.00 | Delayed |
| | f) Storage Units | 1460 | 108 | 150,000.00 | 0.00 | 0.00 | 0.00 | Moved to CFP02 |
| | WA2-35 Total | | | 1,035,000.00 | 835,000.00 | 826,732.00 | 473,126.00 | |
| WA2-28 Eastridge House | a) Windows, Window coverings, Doors, Hardware | 1460 | | 0.00 | 17,012.00 | 17,012.00 | 17,012.00 | Moved from CFP00 |
| | WA2-28 Total | | | 0.00 | 17,012.00 | 17,012.00 | 17,012.00 | |
| WA2-39 College Place | a) Parking Lot – Asphalt Overlay | 1450 | 1 | 25,000.00 | 161,000.00 | 161,000.00 | 0.00 | Proj. Split CFP 01-02 |
| | b) Surface Water Management | 1450 | 1 | 50,000.00 | 161,000.00 | 161,000.00 | 0.00 | |
| | c) Underground Utilities (water, sewer, drainage) | 1450 | 1 | 25,000.00 | 161,000.00 | 161,000.00 | 229,645.00 | |
| | d) Structural Decks, Walkways, Porches, crawlspaces | 1460 | 1 | 50,000.00 | 2,529.00 | 2,529.00 | 2,529.00 | |
| | WA2-39 Total | | | 150,000.00 | 485,529.00 | 485,529.00 | 232,174.00 | |
| PHA Wide | Hazmat Abatement | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | Cancelled |
| | Hazmat Abatement Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA Wide | MANAGEMENT IMPROVEMENTS | | | | | | | |
| | Resident services Initiatives Coordinator | 1408 | 1 | 63,824.00 | 63,824.00 | 63,824.00 | 0.00 | |
| | FFS Coordinator | 1408 | 1 | 3,473.00 | 3,473.00 | 3,473.00 | 0.00 | |
| | Boys & Girls club Coordinating Services | 1408 | Var. | 48,500.00 | 48,500.00 | 48,500.00 | 0.00 | |
| | Young's Lake YMCA | 1408 | 1 | 33,000.00 | 33,000.00 | 33,000.00 | 9,628.56 | |
| | Resident Advisory Board: CFP Portion | 1408 | 1 | 4,000.00 | 4,000.00 | 4,000.00 | 2,071.23 | |
| | Security Police Patrols | 1408 | Var. | 185,000.00 | 185,000.00 | 185,000.00 | 0.00 | |
| | PH Video Translations | 1408 | Var. | 25,000.00 | 25,000.00 | 25,000.00 | 10,168.00 | |
| | Computer Software Licensing (Unidata): add users | 1408 | 1 | 4,900.00 | 4,900.00 | 4,900.00 | 0.00 | |
| | Computer Software Licensing (Wintergrate) add Users | 1408 | 1 | 1,200.00 | 1,200.00 | 1,200.00 | 0.00 | |
| | CCS Software – Purchase & Install | 1408 | 1 | 180,000.00 | 120,197.00 | 120,197.00 | 107,246.56 | |
| | Safety Officer C & M, Development, Implementation, & Training, | 1408 | 1 | 50,000.00 | 50,000.00 | 50,000.00 | 16,220.97 | |
| | Project Administrator C & M Safety Program | 1408 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Project Administrator C & M Safety Program | 1408 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Building Inspector C & M Physical Needs Survey | 1408 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Training C & M | 1408 | 1 | 23,311.00 | 53,384.00 | 53,384.00 | 53,384.09 | |
| | IS Staff Support for Computer Software Training | 1408 | Var. | 10,000.00 | 1,927.00 | 1,927.00 | 1,926.71 | |
| | Project Administrator C & M Physical Needs Survey | 1408 | Var. | 81,000.00 | 81,000.00 | 81,000.00 | 0.00 | |
| | Project Administrator C & M Physical Needs Survey | 1408 | 1 | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| | Project Administrator C & M Physical Needs Survey | 1408 | 1 | 12,000.00 | 0.00 | 0.00 | 0.00 | |
| | PHA Wide Management Improvements Total | | | 735,208.00 | 675,405.00 | 675,405.00 | 196,070.12 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA WIDE | ADMINISTRATION | | | | | | | |
| | Advertising | 1410 | Var. | 3,000.00 | 3,000.00 | 3,000.00 | 246.00 | |
| | Administrative Salaries | 1410 | 15 | 496,685.00 | 496,685.00 | 496,685.00 | 5,879.00 | |
| | Administrative Benefits | 1410 | 15 | 150,148.00 | 150,148.00 | 150,148.00 | 1,372.00 | |
| | Administrative Travel | 1410 | Var. | 5,000.00 | 5,000.00 | 5,000.00 | 70.00 | |
| | PHA wide Administration Total | | | 654,833.00 | 654,833.00 | 654,833.00 | 7,567.00 | |
| PHA WIDE | PLANNING | | | | | | | |
| | Clerk of the Works | 1430 | Var. | 95,000.00 | 0.00 | 0.00 | 0.00 | |
| | A & E Professional Services | 1430 | Var. | 300,000.00 | 390,932.00 | 192,981.36 | 192,981.36 | |
| | Building Conditions Survey | 1430 | Var. | 20,000.00 | 0.00 | 0.00 | 0.00 | |
| | Safety/Hazmat Consultants | 1430 | Var. | 10,000.00 | 2,653.00 | 2,653.00 | 2,653.00 | |
| | Building Permit Fees | 1430 | Var. | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | Sundry/Planning Costs | 1430 | Var. | 5,000.00 | 5,000.00 | 3,255.70 | 3,255.70 | |
| | PHA Wide Planning Total | | | 435,000.00 | 398,585.00 | 198,890.06 | 198,890.06 | |
| PHA WIDE | Contingency | 1502 | Var. | 0.00 | 0.00 | 0.00 | 0.00 | |
| | PHA Wide Contingency Total | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| PHA WIDE | NON-DWELLING EQUIPMENT | | | | | | | |
| | CCS Hardware – Purchase & Install | 1475 | 1 | 40,000.00 | 99,803.00 | 99,803.00 | 94,111.00 | |
| | Vehicle C & M | 1475 | 1 | 15,000.00 | 16,513.00 | 16,513.00 | 16,513.00 | |
| | Furnishings – Senior Buildings | 1475 | Var. | 200,00.00 | 17,332.00 | 17,332.00 | 17,332.00 | |
| | PHA Wide Non-Dwelling Equip Total | | | 255,000.00 | 133,648.00 | 133,648.00 | 127,956.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-01 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. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA WIDE | RELOCATION | | | | | | | |
| | Relocation Coordinator | 1495 | 1 | 63,824.00 | 63,824.00 | 63,824.00 | 0.00 | |
| | Relocation Costs | 1495 | Var. | 55,685.00 | 55,685.00 | 55,685.00 | 3,511.00 | |
| | PHA Wide Relocation Total | | | 119,509.00 | 119,509.00 | 119,509.00 | 3,511.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | Grand Total | | | 7,047,550.00 | 7,047,550.00 | 6,791,250.06 | 2,275,456.36 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002501-01 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2001 | |
|---|---|---|--------|---|---------|--------|---|--|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates | |
| | Original | Revised | Actual | Original | Revised | Actual | | |
| WA 2-03 Green River Homes | 3/31/03 | 6/30/03 | N/A | | | N/A | Applying the new 2-year Obligation and 4-year | |
| WA 2-05 Park Lake II | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | Expenditure rule, pursuant to Section 9-J.1 | |
| WA 2-11 Plaza 17 | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | Of the United States Housing Act of 1937, as amended. | |
| WA 2-16 Northridge I | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| WA 2-17 Ballinger Homes | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| WA 2-18 Riverton Terrace | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| WA 2-29 Northridge II | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| WA 2-34 Springwood | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| WA 2-35 Cascade Homes | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| PHA Wide Mgt. Improvements | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| Non-Dwelling Equipment | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| Administration | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| Planning | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| Relocation | 3/31/03 | 6/30/03 | | 9/30/04 | 6/30/05 | | | |
| | | | | | | | | |
| | | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| | | |
|---|--|---|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|---|--|---|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|------------------|---------------------|-------------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | 618,110 | 618,110 | 410,012.00 | 9,235.00 |
| | Management Improvements Hard Costs | | | | |
| 4 | 1410 Administration | 649,833 | 649,833 | 646,833.00 | 2,433.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 393,000 | 393,000 | 54,233.00 | 54,233.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 550,000 | 1,601,333 | 251,333.00 | 155,500.00 |
| 10 | 1460 Dwelling Structures | 3,140,000 | 2,816,055 | 1,151,001.00 | 43,373.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 50,000 | 50,000 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 960,000 | 300,000 | 23,504.51 | 23,504.00 |
| 13 | 1475 Nondwelling Equipment | 151,000 | 178,000 | 0.000 | 0.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 119,509 | 119,509 | 0.00 | 0.00 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | 94,028 | 0.00 | 0.00 | 0.00 |
| | Amount of Annual Grant: (sum of lines.....) | 6,725,480 | 6,725,480 | 2,536,916.51 | 288,278.51 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | 75,000 | 75,000 | 75,000 | 0.00 |
| | Amount of line XX Related to Security –Soft Costs | 245,000 | 245,000 | 0.00 | 0.00 |
| | Amount of Line XX related to Security-- Hard Costs | | | 245,000 | 0.00 |
| | Amount of line XX Related to Energy Conservation Measures | 490,000 | 490,000 | 490,000 | 0.00 |
| | Collateralization Expenses or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|---|---|--|-----|----------------------|-------------------|---------------------------|-----------------|------------------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-05 Park Lake II | a) Electrical-Upgrades, Smoke detectors, Hazmat Abatement, Drywall, Painting, and other work to complete installation. | 1460 | 165 | 220,000.00 | 8,981.00 | 8,981.00 | 8,981.00 | Phase I –Exterior Lights completed |
| WA 2-05 Total | | | | 220,000.00 | 8,981.00 | 8,981.00 | 8,981.00 | |
| WA2-16 Northridge I | a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & Fire Sprinklers | 1460 | 70 | 0.00 | 390,000.00 | 390,000.00 | 0.00 | Continuation of CFP01 Project |
| | b) Roofing | 1460 | 70 | 25,000.00 | 0.00 | 0.00 | 0.00 | |
| | c) Windows and Doors | 1460 | 70 | 25,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-16 Total | | | | 50,000.00 | 390,000.00 | 390,000.00 | 0.00 | |
| WA2-17 Ballinger Homes | a) Roofing/Structural/Upgrades | 1460 | 110 | 200,000.00 | 800,000.00 | 0.00 | 0.00 | |
| WA2-17 Total | | | | 200,000.00 | 800,000.00 | 0.00 | 0.00 | |
| WA2-21 Casa Juanita | a) Fire/Life Safety Upgrades including Fire Alarm, Fire Sprinklers, New Domestic Water Lines; New Heating and Indoor Air Quality Improvements; Complete Corridor & Lobby Remodel; New Automatic Entry Doors; Window Coverings; Signage & Complete Community Room Remodel. | 1460 | 80 | 750,000.00 | 700,000.00 | 0.00 | 0.00 | Project Funding Split CFP02 & 03 |
| WA2-21 Total | | | | 750,000.00 | 700,000.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|---|--|--|-----|----------------------|-------------------|---------------------------|-------------|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-22 Yardley Arms | a) Fire/Life Safety Upgrades including Fire Alarm, Fire Sprinklers, New Domestic Water Lines; New Heating System & Indoor Air Quality Improvements; Complete Corridor & Lobby Remodel; New Automatic Entry Doors; Window Coverings; Signage & Complete Community Room Remodel. | 1460 | 1 | 600,000.00 | 0.00 | 0.00 | 0.00 | Deferred to future CFP 04 funding |
| WA2-22 Total | | | | 600,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-26 Burndale Homes | a) Complete Interior Unit Remodel | 1460 | 1 | 500,000.00 | 142,682.00 | 0.00 | 0.00 | Project Funding Split-CFP 02-03 and future CFP 04 |
| WA2-26 Total | | | | 500,000.00 | 142,682.00 | 0.00 | 0.00 | |
| WA2-29 Northridge II | a) Complete Interior Fire, Life Safety Upgrades, including Fire Alarm & fire Sprinklers | 1460 | 70 | 0.00 | 390,000.00 | 390,000.00 | 0.00 | Continuation of CFP 01 Project |
| | b) Windows and Doors | 1460 | 70 | 25,000.00 | 0.00 | 0.00 | 0.00 | |
| | c) Roofing | 1460 | 70 | 25,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-29 Total | | | | 50,000.00 | 390,000.00 | 390,000.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|--|--|--|-----|----------------------|---------------------|---------------------------|------------------|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| WA2-34 Springwood | a) Community Building Remodel & Family Center Building Construction including Site Work, Paving/Parking; Stream Mitigation; Storm Drainage; Site Lighting. | 1470 | 1 | 435,000.00 | 50,000.00 | 23,504.51 | 23,504.51 | Stream Mitigation, Mail box replacement, bio-swale-work compl.eted. |
| WA2-34 Total | | | | 435,000.00 | 50,000.00 | 23,504.51 | 23,504.51 | |
| WA2-35 Cascade | a) Maintenance Shop (New Construction) | 1470 | 1 | 25,000.00 | 0.00 | 0.00 | 0.00 | Will be included in CFP 03 |
| | b) Underground Utilities | 1450 | 1 | 0.00 | 550,000.00 | 0.00 | 0.00 | |
| | c) Storage Units | 1460 | 108 | 0.00 | 350,000.00 | 327,628.00 | 0.00 | |
| | d) Remodel Community Bldg. | 1470 | 1 | 0.00 | 250,000.00 | 0.00 | 0.00 | |
| WA2-35 Total | | | | 25,000.00 | 1,151,100.00 | 327,628.00 | 0.00 | |
| WA2-39 College Place | a) Surface Water Management; Underground Utilities/Paving/ Curbs/ Gutters Structural Upgrades | 1450 | 1 | 400,000.00 | 800,000.00 | 0.00 | 0.00 | Project Funding Split CFP 01-02 – Work began 10/02 Deferred |
| | b) Complete Unit Interior Remodel. | 1460 | 5 | 50,000.00 | 0.00 | 0.00 | 0.00 | |
| WA2-39 Total | | | | 450,000.00 | 800,000.00 | 0.00 | 0.00 | |
| WA2-55 Campus Court | a) Roofing, Gutters, Downspouts, Exterior Upgrades | 1460 | 2 | 70,000.00 | 34,392.00 | 34,392.00 | 34,392.00 | Completed |
| WA2-55 Total | | | | 70,000.00 | 34,392.00 | 34,392.00 | 34,392.00 | |
| WA2-62 Shoreham | a) Surface Water Management; Paving; Curbs; Sidewalks | 1450 | 1 | 150,000.00 | 251,333.00 | 251,333.00 | 155,500.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|--|---|--|---------|----------------------|-------------------|---------------------------|-------------------|-----------------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| | WA2-62 Total | | | 150,000.00 | 251,333.00 | 251,333.00 | 155,500.00 | |
| WA2-12 Firwood Circle | a) Complete Unit Interior Remodel | 1460 | 50 | 650,000.00 | 0.00 | 0.00 | 0.00 | Delayed to Future CFP 04 |
| | WA2-12 Total | | | 650,000.00 | 22,682.00 | 0.00 | 0.00 | |
| PHA Wide | a) Community Buildings/Rooms Remodels (Ballinger & Burndale) | 1470 | Various | 500,000.00 | 0.00 | 0.00 | 0.00 | Deferred |
| | Total | | | 500,000.00 | 0.00 | 0.00 | 0.00 | |
| PHA Wide | a) Appliances | 1465 | Various | 50,000.00 | 50,000.00 | 0.00 | 0.00 | |
| | Total | | | 50,000.00 | 50,000.00 | 0.00 | 0.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|---|---|--|---------|----------------------|-------------------|---------------------------|-----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA Wide | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | Resident services Initiatives Coordinator | 1408 | 3 | 11,696.00 | 11,696.00 | 11,696.00 | 1,233.00 | |
| | Boys & Girls club Coordinating Services | 1408 | Various | 51,500.00 | 51,500.00 | | | |
| | Young's Lake YMCA | 1408 | 1 | 42,000.00 | 42,000.00 | 42,000.00 | | |
| | Resident Council Activities | 1408 | Various | 9,000.00 | 9,000.00 | | | |
| | Security Police Patrols | 1408 | 1 | | | | | |
| | Main System Software – Purchase & Install | 1408 | 1 | 300,000.00 | 300,000.00 | 300,000.00 | | |
| | Safety Officer-Safety Program Development, Implementation & Train. Training C & M | 1408 | 1 | 40,000.00 | 40,000.00 | | | |
| | IS Staff Support for Computer Software Training | 1408 | Various | 92,348 | 92,348 | | | |
| | Construction Dept. Staff-Comprehensive Needs Assessments | 1408 | 6 | 56,316 | 56,316 | 56,316.00 | 8,002.00 | |
| | Management Improvement Studies | 1408 | Various | 5,000.00 | 5,000.00 | | | |
| | Translations | 1408 | Various | 5,000.00 | 5,000.00 | | | |
| | Develop Site Based Marketing Tools | 1408 | 1 | 5,000.00 | 5,000.00 | | | |
| | Access Telephone Tracking Training | 1408 | 1 | 250.00 | 250.00 | | | |
| | Management Improvement Total | | | 618,110.00 | 618,110.00 | 410,012.00 | 9,235.00 | |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | Advertising | 1410 | Various | 3,000.00 | 3,000.00 | 0.00 | 0.00 | |
| | Administrative Salaries | 1410 | 15 | 496,685.00 | 496,685.00 | 496,685.00 | 1,953.00 | |
| | Administrative Benefits | 1410 | 15 | 150,148.00 | 150,148.00 | 150,148.00 | 480.00 | |
| | PHA wide Administration Total | | | 649,833.00 | 649,833.00 | 646,833.00 | 2,433.00 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program Grant No: WA19P002501-02 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|---|--|--|---------|----------------------|---------------------|---------------------------|-------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Qty | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original Estimate | Revised Estimate | Obligated | Expended | |
| PHA WIDE | PLANNING | 1430 | | | | | | |
| | Clerk of the Works | 1430 | Various | 20,000.00 | 0.00 | 0.00 | 0.00 | |
| | A & E Professional Services | 1430 | Various | 350,000.00 | 350,000.00 | 46,785.00 | 46,785.00 | |
| | Building Conditions Survey | 1430 | Various | 10,000.00 | 10,000.00 | 0.00 | 0.00 | |
| | Safety/Hazmat Consultants | 1430 | Various | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | Building Permit Fees | 1430 | Various | 3,000.00 | 23,000.00 | 7,448.00 | 7,448.00 | |
| | Sundry/Planning Costs | 1430 | Various | 5,000.00 | 10,000.00 | 0.00 | 0.00 | |
| | PHA Wide Planning Total | | | 393,000.00 | 393,000.00 | 54,233.00 | 54,233.00 | |
| PHA WIDE | NON-DWELLING EQUIPMENT | 1475 | | | | | | |
| | Computer Hardware – Purchase & Install | 1475 | 1 | 40,000.00 | 40,000.00 | 0.00 | 0.00 | |
| | Vehicle C & M | 1475 | 2 | 36,000.00 | 18,000.00 | 0.00 | 0.00 | |
| | Auxiliary emergency Power System at CO | 1475 | 1 | 25,000.00 | 0.00 | 0.00 | 0.00 | |
| | Furnishings – Senior Buildings | 1475 | various | 50,000.00 | 120,000.00 | 0.00 | 0.00 | |
| | PHA Wide Non-Dwelling Equip Total | | | 151,000.00 | 178,000.00 | 0.00 | 0.00 | |
| PHA WIDE | RELOCATION | 1495 | | | | | | |
| | Relocation Coordinator | 1495 | 1 | 63,824.00 | 63,824.00 | 0.00 | 0.00 | |
| | Relocation Costs | 1495 | Various | 55,685.00 | 55,685.00 | 0.00 | 0.00 | |
| | PHA Wide Relocation Total | | | 119,509.00 | 119,509.00 | 0.00 | 0.00 | |
| PHA WIDE | CONTINGENCY | 1502 | | | | | | |
| | Contingency | 1502 | Various | 94,028.00 | 0.00 | 0.00 | 0.00 | |
| | PHA WIDE Contingency Total | | | 94,028.00 | 0.00 | 0.00 | 0.00 | |
| | GRAND TOTAL | | | 6,725,480.00 | 6,725,480.00 | 1,811,902.51 | 288,278.51 | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002501-02 Replacement Housing Factor No: | | | | | Federal FY of Grant: 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 | | |
| WA2-05 Park Lake II | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-16 Northridge I | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-17 Ballinger Homes | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-21 Casa Juanita | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-22 Yardley Arms | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-26 Burndale | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-29 Northridge II | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-34 Springwood | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-35 Cascade Homes | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-39 College Place | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-55 Campus Cout | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-62 Shoreham | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| WA2-12 Firwood Circle | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| PHA Wide Management Improvements | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |

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

| PHA Name: King County Housing Authority | | Grant Type and Number Capital Fund Program No: WA19P002501-02 Replacement Housing Factor No: | | | | | Federal FY of Grant: 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 | | |
| PHA Wide Administration | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| PHA Wide Planning | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| PHA Wide Non-Dwelling Equipment | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| PHA Wide Relocation | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| PHA Wide Contingency | 3/31/04 | 6/30/04 | N/A | 9/30/05 | 6/30/06 | N/A | | |
| | | | | | | | | |

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

| | | |
|---|---|---------------------------|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund program Grant No.: WA19P002502-01 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|---|---|---------------------------|

| Development Number/Name | a) | General Description of Major Work Categories | Development Account Number | Original Estimate | Revised Estimate | Obligated | Expensed | Remarks |
|----------------------------|----|--|----------------------------|-------------------|------------------|------------------|------------------|----------|
| WA 2-06 Wayland Arms | a) | Earthquake Repairs: cracks in exterior brick walls & common area sheetrock WA 2-06 Total | 1470 | 32,000.00 | 28,499.00 | 28,499.00 | 28,499.00 | Complte |
| | | | | 32,000.00 | 28,499.00 | 28,499.00 | 28,499.00 | |
| WA 2-13 Boulevard Manor | a) | Earthquake Repairs:cracks in common area concrete; ceiling blocks WA 2-13 Total | 1470 | 2,000.00 | 1,993.00 | 1,993.00 | 1,993.00 | Complete |
| | | | | 2,000.00 | 1,993.00 | 1,993.00 | 1,993.00 | |
| WA 2-40 Gustaves Manor | a) | Earthquake Repairs: repair & level floor settlement in common areas WA 2-07 Total | 1470 | 6,500.00 | 6,280.00 | 6,280.00 | 6,280.00 | Complete |
| | | | | 6,500.00 | 6,280.00 | 6,280.00 | 6,280.00 | |
| PHA-Wide | | Admininstration Salaries Admininstration Benefits Admin Total | 1410 | 2,000.00 | 2,810.29 | 2,810.29 | 2,810.29 | |
| | | | 1410 | - | 502.96 | 502.96 | 502.96 | |
| | | | 2,000.00 | 3,313.25 | 3,313.25 | 3,313.25 | | |
| | | Fees & Costs Grand Total | 1430 | 3,000.00 | 3,569.75 | 3,569.75 | 3,569.75 | Complete |
| | | | | 3,000.00 | 3,569.75 | 3,569.75 | 3,569.75 | |
| | | | | 45,500.00 | 43,655.00 | 43,655.00 | 43,655.00 | |

| | |
|--|---|
| Signature of Public Housing Director and Date | Signature of Public Housing Director and Date |
| x Stephen J. Norman, Executive Director | |

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement facsimile form HUD-52837 (10/96)
 (2) To be completed for the Performance and Evaluation Report ref Handbook 7485.3

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

| | | |
|---|---|--|
| PHA Name: King County Housing Authority | Grant Type and Number Capital Fund program Grant No.: WA19P002502-01 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 FFY of Grant Approval: (2001) |
|---|---|--|

| Development Number/Name | All Funds Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | |
|----------------------------|---|------------|-----------|--|------------|-----------|
| | Original | Revised | Actual | Original | Revised | Actual |
| | WA 2-06 Wayland Arms | 12/31/2001 | No Change | | 12/31/2001 | No Change |
| WA 2-13 Boulevard Manor | 12/31/2001 | | | 12/31/2001 | | |
| WA 2-40 Gustaves Manor | 12/31/2001 | | | 12/31/2001 | | |
| PHA-Wide | 12/31/2001 | | | 12/31/2001 | | |
| | 12/31/2001 | | | 12/31/2001 | | |

| | |
|--|---|
| Signature of Executive Director and Date x Stephen J. Norman, Executive Director | Signature of Public Housing Director and Date |
|--|---|

| | |
|--|---|
| (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance and Evaluation Report | facsimile form HUD-52837 (10/96) ref Handbook 7485.3 |
|--|---|

KCHA Conversion Analysis - FY 2002

| DEVELOPMENT INFORMATION | | | | CONVERSION ANALYSIS | | | |
|--------------------------------|----------------------|-------------------|-----------------------------|--|--|---|--|
| Dev Name | HUD Project # | # of Units | Assessment Required? | <i>Would Conversion Adversely Impact Availability of Affordable Housing?</i> | <i>Would conversion principally benefit residents / community?</i> | <i>Would conversion cost be more expensive than Operating PH?</i> | Comments |
| Ballinger Homes | WA19P002017 | 110 | Yes | Yes- See note | No | | Ballinger Homes is the only family development located in the city of Shoreline, providing a vital housing resource to low-income families north of the Seattle city limits. Currently HUD has authorized "exception rents" for this area, evidence of a rental market that has begun to price out its most vulnerable population. A reduction in affordable housing resources at the present time would prove detrimental to families residing in this increasingly high rent neighborhood. |
| Green Leaf | WA19P002044 | 27 | Yes | Yes- See note | No | | Until recently the city of Bothell, where Green Leaf is located, has been considered a small suburb to other high rent districts within King County's Eastside. However, the urban sprawl of Kirkland, Juanita, Woodinville and Redmond has pushed families outward, resulting in an increased housing market in the Bothell area. Primarily expansion has occurred among single family homes and in apartment developments designed to attract higher income residents. As the only low-income public housing development in the city, Green Leaf has become a vital resource to low-income residents who live and work in the Bothell community. |
| Paramount House | WA19P002015 | 70 | No- Elderly | N/A | N/A | N/A | |
| Northridge House | WA19P002016 | 70 | No- Elderly | N/A | N/A | N/A | |
| Northridge II | WA19P002029 | 70 | No- Elderly | N/A | N/A | N/A | |
| Briarwood | WA19P002023 | 70 | No- Elderly | N/A | N/A | N/A | |
| The Lake House | WA19P002031 | 70 | No- Elderly | N/A | N/A | N/A | |
| Eastside Terrace | WA19P002036 | 50 | Yes | Yes- See note | No | | Located on the heart of Bellevue, Eastside Terrace and College Place provide a valuable housing resource to low-income families struggling to meet the challenges of one of the county's highest priced rental markets. For some time, HUD has authorized "exception rents" within the City of Bellevue, evidence of a rental market that has out-priced its most vulnerable population. A determination to convert the development at the present time would run contrary to the HA's efforts in the past 3 years to seek methods of increasing affordable housing choices in (and around) Bellevue. |
| Avondale Manor | WA19P002008 | 20 | Yes | Yes- See note | No | | Rapid expansion of the computer industry has had an adverse impact on the availability of affordable housing within the areas of Redmond, Kirkland, and Juanita. Within the past 5 years, residents of these communities have seen rents skyrocket, and the production of affordable housing yield to development of homes carrying million dollar price tags. Maintenance of this development as Public Housing is of vital importance to low-income households, working non-technical positions in the local industry, for whom access to affordable housing (close to employment) is essential. |
| Casa Juanita | WA19P002021 | 80 | No- Elderly | N/A | N/A | N/A | |

KCHA Conversion Analysis - FY 2002

| Dev Name | HUD Project # | # of Units | Assessment Required? | Would Conversion Adversely Impact Availability of Affordable Housing? | Would conversion principally benefit residents / community? | Would conversion cost be more expensive than Operating PH? | Comments |
|----------------------|----------------------|-------------------|-----------------------------|--|--|---|---|
| Forest Grove | WA19P002041 | 25 | Yes | Yes - See note | No | | Rapid expansion of the computer industry has had an adverse impact on the availability of affordable housing within the areas of Redmond, Kirkland, and Juanita. Within the past 5 years, residents of these communities have seen rents skyrocket, and the production of affordable housing yield to development of homes carrying million dollar price tags. Maintenance of this development as Public Housing is of vital importance to low-income households, working non-technical positions in the local industry, for whom access to affordable housing (close to employment) is essential. |
| Cedarwood | WA19P002046 | 25 | Yes | Yes - See note | No | | Rapid expansion of the computer industry has had an adverse impact on the availability of affordable housing within the areas of Redmond, Kirkland, and Juanita. Within the past 5 years, residents of these communities have seen rents skyrocket, and the production of affordable housing yield to development of homes carrying million dollar price tags. Maintenance of this development as Public Housing is of vital importance to low-income households, working non-technical positions in the local industry, for whom access to affordable housing (close to employment) is essential. |
| College Place | WA19P002039 | 51 | Yes | Yes - See note | No | | Located on the heart of Bellevue, College Place provides a valuable housing resource to low-income families struggling to meet the challenges of one of the county's highest priced rental markets. For some time, HUD has authorized "exception rents" within the City of Bellevue, evidence of a rental market that has out-priced its most vulnerable population. A determination to convert the development at the present time would run contrary to the HA's efforts in the past 3 years to seek methods of increasing affordable housing choices in (and around) Bellevue. |
| Juanita Court | WA19P002047 | 30 | Yes | Yes - See note | No | | Rapid expansion of the computer industry has had an adverse impact on the availability of affordable housing within the areas of Redmond, Kirkland, and Juanita. Within the past 5 years, residents of these communities have seen rents skyrocket, and the production of affordable housing yield to development of homes carrying million dollar price tags. Maintenance of this development as Public Housing is of vital importance to low-income households, working non-technical positions in the local industry, for whom access to affordable housing (close to employment) is essential. |
| Juanita Trace I & II | WA19P002048 | 39 | Yes | Yes - See note | No | | Rapid expansion of the computer industry has had an adverse impact on the availability of affordable housing within the areas of Redmond, Kirkland, and Juanita. Within the past 5 years, residents of these communities have seen rents skyrocket, and the production of affordable housing yield to development of homes carrying million dollar price tags. Maintenance of this development as Public Housing is of vital importance to low-income households, working non-technical positions in the local industry, for whom access to affordable housing (close to employment) is essential. |
| Wells Wood | WA19P002049 | 30 | Yes | Yes - See note | No | | Woodinville has also seen rapid expansion in their housing market, primarily as a result of the growth in the computer industry. A once rural community, Woodinville has become popular with "upscale" families seeking to develop a country estate. Demand for property, coupled with diminishing supply has caused dramatic increases in real estate pricing and reduced the feasibility of the development of low-income housing. As the only public housing development in Woodinville, conversion of Wellswood to market rate housing would have an adverse impact on the availability of housing affordable to low-income families in the area. |
| Kirkwood Terrace | WA19P002050 | 28 | Yes | Yes - See note | No | | Rapid expansion of the computer industry has had an adverse impact on the availability of affordable housing within the areas of Redmond, Kirkland, and Juanita. Within the past 5 years, residents of these communities have seen rents skyrocket, and the production of affordable housing yield to development of homes carrying million dollar price tags. Maintenance of this development as Public Housing is of vital importance to low-income households, working non-technical positions in the local industry, for whom access to affordable housing (close to employment) is essential. |

KCHA Conversion Analysis - FY 2002

| Dev Name | HUD Project # | # of Units | Assessment Required? | <i>Would Conversion Adversely Impact Availability of Affordable Housing?</i> | <i>Would conversion principally benefit residents / community?</i> | <i>Would conversion cost be more expensive than Operating PH?</i> | Comments |
|---------------------|----------------------|-------------------|-----------------------------|--|--|---|--|
| Forest Glen | WA19P002007 | 40 | No- Elderly | N/A | N/A | N/A | |
| Eastridge House | WA19P002028 | 40 | No- Elderly | N/A | N/A | N/A | |
| Park Lake Homes | WA19P002004 | 568 | No - HOPE VI | N/A | N/A | N/A | |
| Park Lake II | WA19P002005 | 165 | Yes | Yes - See note | No | | Park Lake Homes - Site II is located just 4 short blocks from Site I, the HA's largest public housing development, at which major HOPE VI revitalization efforts are about to get underway. The Site II development is likely to become a valuable relocation resource throughout the term of the redevelopment program. In addition, any determination regarding conversion, is not considered prudent prior to completion and analysis of the impact/outcome of the major changes resulting from the HOPE VI revitalization in the adjacent site. |
| Riverton Terrace | WA19P002018 | 30 | Yes | Yes - See note | No | | Just north of the SeaTac airport, within the city of Tukwila , Riverton Terrace is located in a region housing a large number of low-income residents employed by the low-wage hospitality industry. As the only public housing development in Tukwila, Riverton Terrace, along with KCHA owned developments in nearby DesMoines, serve as a valuable affordable housing resource to the large number of low-income families whose limited resources require they locate in close proximity to work. |
| Riverton Terrace | WA19P002018 | 30 | No- Elderly | N/A | N/A | N/A | |
| Boulevard Manor | WA19P002013 | 70 | No- Elderly | N/A | N/A | N/A | |
| Munro Manor | WA19P002019 | 60 | No- Elderly | N/A | N/A | N/A | |
| Yardley Arms | WA19P002022 | 67 | No- Elderly | N/A | N/A | N/A | |
| Brittany Park | WA19P002024 | 43 | No- Elderly | N/A | N/A | N/A | |
| Shoreham Apartments | WA19P002062 | 18 | Yes | Yes - See note | No | | Shoreham , Victorian Woods and Campus Court are small (12-18 units) 3-bdrm developments acquired by the HA in an effort to maintain affordable housing in the SW King -County city of DesMoines. The developments, located within a pocket of the county previously inaccessible to low-income families seeking decent, safe, affordable housing, provide easy access to the many hospitality and industrial employment center south of SeaTac airport. In preserving the developments as public housing the HA ensures low-income families continued access to affordable housing in close proximity to the workplace. |

KCHA Conversion Analysis - FY 2002

| Dev Name | HUD Project # | # of Units | Assessment Required? | <i>Would Conversion Adversely Impact Availability of Affordable Housing?</i> | <i>Would conversion principally benefit residents / community?</i> | <i>Would conversion cost be more expensive than Operating PH?</i> | Comments |
|---------------------|----------------------|-------------------|-----------------------------|--|--|---|---|
| Victorian Woods | WA19P002061 | 15 | Yes | Yes - See note | No | | Shoreham, Victorian Woods and Campus Court are small (12-18 units) 3-bdrm developments acquired by the HA in an effort to maintain affordable housing in the SW King -County city of DesMoines. The developments, located within a pocket of the county previously inaccessible to low-income families seeking decent, safe, affordable housing, provide easy access to the many hospitality and industrial employment center south of SeaTac airport. In preserving the developments as public housing the HA ensures low-income families continued access to affordable housing in close proximity to the workplace. |
| Campus Court I & II | WA19P002055 | 12 | Yes | Yes - See note | No | | Shoreham, Victorian Woods and Campus Court are small (12-18 units) 3-bdrm developments acquired by the HA in an effort to maintain affordable housing in the SW King -County city of DesMoines. The developments, located within a pocket of the county previously inaccessible to low-income families seeking decent, safe, affordable housing, provide easy access to the many hospitality and industrial employment center south of SeaTac airport. In preserving the developments as public housing the HA ensures low-income families continued access to affordable housing in close proximity to the workplace. |
| Green River Homes | WA19P002003 | 60 | Yes | Yes - See note | No | | Green River Homes is one of 3 public housing family developments located in the city of Auburn, which is heavily populated by low-income households. The number of families seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Wayland Arms | WA19P002006 | 67 | No- Elderly | N/A | N/A | N/A | |
| Plaza Seventeen | WA19P002011 | 70 | No- Elderly | N/A | N/A | N/A | |
| Firwood Circle | WA19P002012 | 50 | Yes | Yes - See note | No | | Firwood Circle is one of 3 public housing family developments located in the city of Auburn, which is heavily populated by low-income households. The number of families seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Casa Madrona | WA19P002025 | 70 | No- Elderly | N/A | N/A | N/A | |
| Burndale Homes | WA19P002026 | 50 | Yes | Yes - See note | No | | Burndale Homes is one of 3 public housing family developments located in the city of Auburn, which is heavily populated by low-income households. The number of families seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Evergreen Court | WA19P002038 | 30 | Yes | Yes - See note | No | | Evergreen and Kings Court (60 units total) are the only public housing resource for families living in Federal Way. Over that past decade, the city of Federal Way (like much of King County) has experienced rapid expansion, growing to become the 7th largest city in the state of Washington. Preservation of these developments as public housing allows the Housing Authority to ensure the many low-income families of the area have access to affordable housing resources not readily available in a growing economy. |

KCHA Conversion Analysis - FY 2002

| Dev Name | HUD Project # | # of Units | Assessment Required? | Would Conversion Adversely Impact Availability of Affordable Housing? | Would conversion principally benefit residents / community? | Would conversion cost be more expensive than Operating PH? | Comments |
|------------------|----------------------|-------------------|-------------------------------|--|--|---|---|
| Kings Court | WA19P002042 | 30 | Yes | Yes - See note | No | | Evergreen and Kings Court (60 units total) are the only public housing resource for families living in Federal Way. Over that past decade, the city of Federal Way (like much of King County) has experienced rapid expansion, growing to become the 7th largest city in the state of Washington. Preservation of these developments as public housing allows the Housing Authority to ensure the many low-income families of the area have access to affordable housing resources not readily available in a growing economy. |
| Southridge House | WA19P002020 | 80 | No- Elderly | N/A | N/A | N/A | |
| Gustaves Manor | WA19P002040 | 35 | No- Elderly | N/A | N/A | N/A | |
| Pickering Court | WA19P002043 | 30 | Yes | Yes - See note | No | | Pickering Court is the only public housing family development within a 25 mile radius of the city of Snoqualmie. Preservation of the development as public housing ensures low-income residents of the area continuing access to affordable housing resources in a rural community largely populated by single family homes. |
| Springwood | WA19P002034 | 342 | No - Subject to Demo approval | N/A | N/A | N/A | |
| Valli Kee Homes | WA19P002009 | 114 | Yes | Yes - See note | No | | Valli Kee is one of 3 public housing family developments located in the city of Kent, which is heavily populated by low-income households, including immigrant and minority families. The number of applicants seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Mardi Gras | WA19P002010 | 61 | No- Elderly | N/A | N/A | N/A | |
| Cascade Apt. | WA19P002035 | 108 | Yes | Yes - See note | No | | Cascade is one of 3 public housing family developments located in the city of Kent, which is heavily populated by low-income households, including immigrant and minority families. The number of applicants seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Glenview Heights | WA19P002037 | 10 | Yes | Yes - See note | No | | Glenview Heights is one of 3 public housing family developments located near the city of Renton. The area is heavily populated by low-income households, including immigrant and minority families. The number of applicants seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Vista Heights | WA19P002057 | 30 | Yes | Yes - See note | No | | Vista Heights is one of 3 public housing family developments located near the city of Renton. The area is heavily populated by low-income households, including immigrant and minority families. The number of applicants seeking public housing assistance in the area has remained consistently high, indicative of the need for affordable housing resources in the area. |
| Youngs Lake | WA19P002064 | 28 | Yes | Yes - See note | No | | Young's Lake is one of 3 public housing family developments located near the city of Renton. The area is heavily populated by low-income households, including immigrant and minority families. The site houses residents who agree to participate in the HA's Work Enhancement program - geared to assist families move toward economic self-sufficiency. The historical success of the program indicates that loss of this resource as public housing would have a detrimental affect on the residents served. |