

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2003

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

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HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

**PHA Plan  
Agency Identification**

**PHA Name: Housing Authority of the City of Walla Walla**

**PHA Number: WA057**

**PHA Fiscal Year Beginning: (mm/yyyy) 01/2003**

**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
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the Housing Authority of the City of Walla Walla is to assess and fulfill the need for decent, safe and affordable housing in Walla Walla that provides a living environment which empowers very low to moderate income families to improve and enrich their lives. The mission of the WWHA also is to promote a people-oriented organization that encourages and supports self-sufficiency in its residents.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

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

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

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

**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)  
Coordinate efforts to educate community landlords on fair housing issues

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

**Take advantage of opportunities that present themselves to the WWHHA to improve neighborhoods in the communities we serve.**

- ?? Administer the WWHHA as a progressive organization.
- ?? Assess, identify, and address housing needs of the communities we serve on an ongoing basis.
- ?? Undertake affirmative measures to ensure and provide access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- ?? Research, aggressively obtain, and implement funding sources to address housing needs.
- ?? Strive for excellence in delivery for each program the Housing Authority administers.

- ?? Improve curb appeal of WWHA owned units and to make them more marketable to the community.
- ?? Enhance security in WWHA neighborhoods and make security information accessible to residents.
- ?? Avail opportunities and tools that will assist in motivating families assisted by WWHA programs, to achieve self-sufficiency.

**Establish and maintain effective tools to provide information to the public on the mission, accomplishments and activities of the WWHA in order to continue to improve the image of the WWHA.**

- ?? Operate efficient and effective communications and technology systems.
- ?? Create and implement an effective marketing/communication plan for the WWHA for both internal and external environments.
- ?? Research the availability and implement efficient technology that will provide improved service to our customers.
- ?? Evaluate the current image of the WWHA and incorporate identified recommended changes.

**Achieve and continue excellence in customer service**

- ?? Develop and implement an effective customer service program that will meet the needs of the customer and provides a friendly professional atmosphere.

**Annual PHA Plan**  
**PHA Fiscal Year 2003**

[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 mission of the Housing Authority of the City of Walla Walla is to assess and fulfill the need for decent, safe and affordable housing in Walla Walla that provides a living environment which empowers very low to moderate income families to improve and enrich their lives. The mission of the WWHA also is to promote a people-oriented organization that encourages and supports self-sufficiency in its residents

We have also adopted the following goals and objectives for the next five years.

**Take advantage of opportunities that present themselves to the WWHA to improve neighborhoods in the communities we serve.**

- ?? Administer the WWHA as a progressive organization.
- ?? Assess, identify, and address housing needs of the communities we serve on an ongoing basis.
- ?? Undertake affirmative measures to ensure and provide access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- ?? Research, aggressively obtain, and implement funding sources to address housing needs.
- ?? Strive for excellence in delivery for each program the Housing Authority administers.
- ?? Improve curb appeal of WWHA owned units and to make them more marketable to the community.
- ?? Enhance security in WWHA neighborhoods and make security information accessible to residents.
- ?? Avail opportunities and tools that will assist in motivating families assisted by WWHA programs, to achieve self-sufficiency.

**Establish and maintain effective tools to provide information to the public on the mission, accomplishments and activities of the WWHA in order to continue to improve the image of the WWHA.**

- ?? Operate efficient and effective communications and technology systems.
- ?? Create and implement an effective marketing/communication plan for the WWHA for both internal and external environments.
- ?? Research the availability and implement efficient technology that will provide improved service to our customers.
- ?? Evaluate the current image of the WWHA and incorporate identified recommended changes.

**Achieve and continue excellence in customer service**

- ?? Develop and implement an effective customer service program that will meet the needs of the customer and provides a friendly professional atmosphere.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our missions.

The plans, statements, budget summary, policies, ect. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives.

**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 Attachment H
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b>                             |
| X  | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations   | 5 Year and Annual Plans                                      |
| X  | State/Local Government Certification of Consistency with the Consolidated Plan   | 5 Year and Annual Plans                                      |
| X  | 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                                      |
| X  | 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                                   |
| X  | Most recent board-approved operating budget for the public housing program   | Annual Plan: Financial Resources;                            |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Section 8 Administrative Plan  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public Housing Deconcentration and Income Mixing Documentation:<br>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<br>2. Documentation of the required deconcentration and income mixing analysis  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public housing rent determination policies, including the methodology for setting public housing flat rents  | Annual Plan: Rent Determination                              |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                  |
|  | <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy   |   |
| X  | Schedule of flat rents offered at each public housing development<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy                              | Annual Plan: Rent Determination                   |
| X  | Section 8 rent determination (payment standard) policies<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination                   |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)                          | Annual Plan: Operations and Maintenance           |
| X  | Public housing grievance procedures<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Grievance Procedures                 |
| X  | Section 8 informal review and hearing procedures<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan  | Annual Plan: Grievance Procedures                 |
| X  | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                        |
| X  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant   | Annual Plan: Capital Needs                        |
|  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)  | Annual Plan: Capital Needs                        |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                           | Annual Plan: Capital Needs                        |
|  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition           |
|  | Approved or submitted applications for designation of public housing (Designated Housing Plans)   | Annual Plan: Designation of Public Housing        |
|  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing         |
|  | Approved or submitted public housing homeownership programs/plans   | Annual Plan: Homeownership                        |
|  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan  | Annual Plan: Homeownership                        |
| X  | Any cooperative agreement between the PHA and the TANF agency   | Annual Plan: Community Service & Self-Sufficiency |
| X  | FSS Action Plan/s for public housing and/or Section 8   | Annual Plan: Community Service & Self-Sufficiency |
|  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports  | Annual Plan: Community Service & Self-Sufficiency |
|  | The most recent Public Housing Drug Elimination Program   | Annual Plan: Safety and                           |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>          |
|  | (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)   | Crime Prevention                          |
| X  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                 |
|  | Troubled PHAs: MOA/Recovery Plan  | Troubled PHAs                             |
| X  | Other supporting documents (optional) (list individually; use as many lines as necessary)   | Annual Plan: Conversion of Public Housing |
|  |   |   |

## **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.

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |                |                       |               |                |                       |             |                  |
|---|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| <b>Family Type</b>  | <b>Overall</b> | <b>Afford-ability</b> | <b>Supply</b> | <b>Quality</b> | <b>Access-ibility</b> | <b>Size</b> | <b>Loca-tion</b> |
| Income <= 30% of AMI  | 3745           | 5                     | 5             | 5              | 5                     | 5           | 5                |
| Income >30% but <=50% of AMI  | 5877           | 4                     | 4             | 5              | 4                     | 4           | 4                |
| Income >50% but <80% of AMI   | 3218           | 1                     | 1             | 3              | 2                     | 3           | 1                |
| Elderly   | 5283           | 5                     | 4             | 3              | 3                     | 1           | 1                |
| Families with Disabilities  | 5618           | 5                     | 4             | 2              | 4                     | 3           | 3                |
| Race/Ethnicity  | 17,843         | 5                     | 5             | 5              | 4                     | 4           | 4                |
| Race/Ethnicity  | 63             | 5                     | 5             | 5              | 4                     | 4           | 4                |
| Race/Ethnicity  | 45             | 5                     | 5             | 5              | 4                     | 4           | 4                |
| Race/Ethnicity  | 6,437          | 5                     | 5             | 5              | 4                     | 4           | 4                |

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

Consolidated Plan of the Jurisdiction/s

Indicate year:

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year: 2000

Other sources: (list and indicate year of information) Walla Walla Xounty Economic Data 2001

## 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 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                                   | 893   |                     | 120             |
| Extremely low income<br><=30% AMI                    | 670   | 75%                 |                 |
| Very low income<br>(>30% but <=50%<br>AMI)           | 223   | 25%                 |                 |
| Low income<br>(>50% but <80%<br>AMI)                 |   |                     |                 |
| Families with children                               | 537   | 60%                 |                 |
| Elderly families                                     | 125   | 14%                 |                 |
| Families with<br>Disabilities                        | 56  | 6%                  |                 |
| White Non-Hispanic                                   | 766   | 86%                 |                 |
| Black Non-Hispanic                                   | 8   | 1%                  |                 |
| Asian/Pacific Islander                               | 4   | 0%                  |                 |
| Hispanic   | 115   | 13%                 |                 |
| American Indian                                      | 4   | 1%                  |                 |

| <b>Housing Needs of Families on the Waiting List</b>  |  |  |  |
|---|--|--|--|
| 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |  |  |  |
| If yes:   |  |  |  |
| How long has it been closed (# of months)?  |  |  |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes   |  |  |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |  |  |  |

| <b>Housing Needs of Families on the Waiting List</b> |   |                     |                 |
|--|---|---------------------|-----------------|
| Waiting list type: (select one)                      |   |                     |                 |
| <input 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                                   | 226   |                     | 28              |
| Extremely low income<br><=30% AMI                    | 19  | 88%                 |                 |
| Very low income<br>(>30% but <=50%<br>AMI)           | 27  | 12%                 |                 |
| Low income<br>(>50% but <80%<br>AMI)                 |   |                     |                 |
| Families with children                               | 226   | 100%                |                 |
| Elderly families                                     | 0   | 0                   |                 |
| Families with<br>Disabilities                        | 68  | 30%                 |                 |
| White Non-Hispanic                                   | 151   | 67%                 |                 |
| Black Non-Hispanic                                   | 2   | 1%                  |                 |

| <b>Housing Needs of Families on the Waiting List</b>  |     |     |  |
|---|-----|-----|--|
| Asian/Pacific Islander  | 5   | 2%  |  |
| Hispanic  | 68  | 30% |  |
| American Indian   | 0   | 0%  |  |
| Characteristics by Bedroom Size (Public Housing Only)   |     |     |  |
| 1BR   | 0   |     |  |
| 2 BR  | 110 | 49% |  |
| 3 BR  | 101 | 45% |  |
| 4 BR  | 12  | 5%  |  |
| 5 BR  | 3   | 1%  |  |
| 5+ BR   | 0   |     |  |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |     |     |  |
| If yes:   |     |     |  |
| How long has it been closed (# of months)?  |     |     |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes   |     |     |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |     |     |  |

### **C. Strategy for Addressing Needs**

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

#### **(1) Strategies**

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**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.
- Project-base Housing Choice Vouchers
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

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

[24 CFR Part 903.7 9 (b)]

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

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                              |                   |                     |
|---|-------------------|---------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2003 grants)</b>   |                   |                     |
| a) Public Housing Operating Fund  | 222,548           |                     |
| b) Public Housing Capital Fund  | 216,721           |                     |
| c) HOPE VI Revitalization   | 0                 |                     |
| d) HOPE VI Demolition   | 0                 |                     |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | 2,525,071         |                     |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | N/A               |                     |
| g) Resident Opportunity and Self-Sufficiency Grants                                   | 28,408            |                     |
| h) Community Development Block Grant  | N/A               |                     |
| i) HOME   | N/A               |                     |
| Other Federal Grants (list below)   |                   |                     |
|   |                   |                     |

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                      |                   |                     |
|---|-------------------|---------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>2. Prior Year Federal Grants<br/>(unobligated funds only) (list below)</b> |                   |                     |
| CFP 2001  | 42,420            | PH Modernization    |
| CFP 2002  | 216,721           | PH Modernization    |
|   |                   |                     |
| <b>3. Public Housing Dwelling Rental<br/>Income</b>                           | 160,000           |                     |
|   |                   |                     |
|   |                   |                     |
| <b>4. Other income (list below)</b>   | N/A               |                     |
|   |                   |                     |
|   |                   |                     |
| <b>4. Non-federal sources (list below)</b>                                    |                   |                     |
| PH investment interest income   | 900               | Interest Income     |
| S8 Admin Fee Investment Income  | 1,200             | S8 Operations       |
|   |                   |                     |
| <b>Total resources</b>  | 2,814,720         |                     |
|   |                   |                     |
|   |                   |                     |

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

[24 CFR Part 903.7 9 (c)]

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

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

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

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (5)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

### 3 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2  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
- 2  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
- 1  Other preference(s) (list below)
- Transitional housing

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) House Rules

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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)

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

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

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

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

- Criminal or drug-related activity  
 Other (describe below) Previous/present landlord

## **(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)

## **(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: Difficulty locating an affordable unit or one of appropriate size and meets HQS inspection.

## **(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) graduates of local recognized transitional housing programs, Welfare to Work Program, disabled and elderly.

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.

#### 4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- 1 Graduate of local recognized transitional housing program
- 2 Households that are CMI or Developmentally Disabled
- 3 Disabled and elderly

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

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

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

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

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

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

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

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below) announcements to local community agencies

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

If yes to question 2, list these policies below:

- ?? When a family has lost eligibility or is awaiting an eligibility determination for a Federal, State or local assistance program.
- ?? When a family would be evicted as a result of the impositions of the minimum rent requirement.
- ?? When the income of the family has decreased because of changes in circumstances including loss of employment.
- ?? When the family has an increase in expenses because of changes in circumstances for medical costs, childcare, transportation, education, or similar items.
- ?? When a death has occurred in the family

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?

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95<sup>th</sup> percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
When family composition changes and income decreases.

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)  
Set at the application FMR for bedroom size

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

?? When a family has lost eligibility or is awaiting an eligibility determination for a Federal, State or local assistance program.

- ?? When a family would be evicted as a result of the impositions of the minimum rent requirement.
- ?? When the income of the family has decreased because of changes in circumstances including loss of employment.
- ?? When the family has an increase in expenses because of changes in circumstances for medical costs, childcare, transportation, education, or similar items.
- ?? When a death has occurred in the family

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

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

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:  
The WWHA has a finance, housing and maintenance departments and each department head reports to the executive director, who in turn reports to the Board of Commissioners.

### **B. HUD Programs Under PHA Management**

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

| <b>Program Name</b>   | <b>Units or Families Served at Year Beginning</b> | <b>Expected Turnover</b> |
|---|---|--------------------------|
| Public Housing  | 84  | 28                       |
| Section 8 Vouchers  | 669   | 120                      |
| Section 8 Certificates  |   |                          |
| Section 8 Mod Rehab   |   |                          |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | 75 Welfare to Work<br>35 Disabled                 | 10<br>2                  |
| Public Housing Drug Elimination Program (PHDEP)                     | N/A   |                          |
| HOPWA   | 12  | 1                        |
| FSS   | 25  | 4                        |
| Other Federal Programs(list individually)                           |   |                          |

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

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions & Continued Occupancy Policies
  - Check Signing Policy
  - Community Space Policy
  - Disposition Policy
  - Drug Free Policy
  - Employee Fun Factory Policy
  - Equal Housing Opportunity Policy
  - Ethics Policy
  - Maintenance Policy
  - Pest Infestation Policy
  - Personnel Policy
  - Procurement Policy
  - Travel Policy
  - Hazardous Material Policy
  - Risk Management Policy
  - Electronic Communications Policy
  - Criminal, Drug Treatment, and Registered Sex Offender Classification Records Management Policy
  
- (2) Section 8 Management: (list below)
  - Section 8 Administrative Plan
  - Same as above except for Maintenance Policy and Risk Management Policy

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

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

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

If yes, list additions to federal requirements below:

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

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

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

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

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

|  |  |                                     |
|--|--|-------------------------------------|
| <b>PHA Name:</b> Walla Walla Housing Authority | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: WA19P05750103<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>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                  |                      |         |                   |          |
| 4        | 1410 Administration                           | 21,672               |         |                   |          |
| 5        | 1411 Audit                                    |                      |         |                   |          |
| 6        | 1415 Liquidated Damages                       |                      |         |                   |          |
| 7        | 1430 Fees and Costs                           |                      |         |                   |          |
| 8        | 1440 Site Acquisition                         |                      |         |                   |          |
| 9        | 1450 Site Improvement                         | 3,609                |         |                   |          |
| 10       | 1460 Dwelling Structures                      | 176,140              |         |                   |          |
| 11       | 1465.1 Dwelling Equipment—Nonexpendable       | 15,300               |         |                   |          |
| 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       | 1499 Development Activities                   |                      |         |                   |          |
| 19       | 1501 Collateralization or Debt Service        |                      |         |                   |          |
| 20       | 1502 Contingency                              |                      |         |                   |          |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20) | 216,721              |         |                   |          |
| 22       | Amount of line 21 Related to LBP Activities   |                      |         |                   |          |

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

|   |   |                              |
|---|---|------------------------------|
| PHA Name: Walla Walla Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: WA19P05750103<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>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 |
| 23       | Amount of line 21 Related to Section 504 compliance       |                      |         |                   |          |
| 24       | Amount of line 21 Related to Security – Soft Costs        |                      |         |                   |          |
| 25       | Amount of Line 21 Related to Security – Hard Costs        |                      |         |                   |          |
| 26       | Amount of line 21 Related to Energy Conservation Measures |                      |         |                   |          |



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

|  |   |  |        |   |         |        |                                  |  |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| PHA Name:  |   | <b>Grant Type and Number</b><br>Capital Fund Program No:<br>Replacement Housing Factor No: |        |   |         |        | <b>Federal FY of Grant:</b>      |  |
| Development Number<br>Name/HA-Wide<br>Activities     | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual |                                  |  |
| WA057-001 & 003<br>Replace of refrigerators          | 06/30/04                                    |  |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Replace of A/C                    | 06/30/04                                    |  |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Replace of hot water<br>heaters   | 06/30/04                                    |  |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Reframe 7 replace closet<br>doors | 06/30/04                                    |  |        | 12/31/04                                    |         |        |                                  |  |

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

| PHA Name:  |   | Grant Type and Number<br>Capital Fund Program No:<br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant:             |  |
|--|---|---|--------|---|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities                                       | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|  | Original                                    | Revised   | Actual | Original                                    | Revised | Actual |                                  |  |
| WA057-001 & 003<br>Replace bathroom<br>cabinets, sinks, faucets &<br>medicine cabinets | 06/30/04                                    |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Replace storage room<br>doors                                       | 06/30/04                                    |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-003<br>Replace vinyl floors  | 06/30/04                                    |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001<br>Construct garbage<br>enclosure  | 06/30/04                                    |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Administration  | 06/30/04                                    |   |        | 12/31/04                                    |         |        |                                  |  |
|  |   |   |        |   |         |        |                                  |  |
|  |   |   |        |   |         |        |                                  |  |
|  |   |   |        |   |         |        |                                  |  |
|  |   |   |        |   |         |        |                                  |  |

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

|   |  |  |
|---|--|--|
| PHA Name<br>Housing Authority of the City of Walla<br>Walla |  | <input type="checkbox"/> <b>Original 5-Year Plan</b><br><input type="checkbox"/> <b>Revision No:</b> |
|---|--|--|

| Development<br>Number/Name/HA-<br>Wide  | Year 1              | Work Statement for Year 2<br>FFY Grant: 2004<br>PHA FY: 2004 | Work Statement for Year 2<br>FFY Grant: 2005<br>PHA FY: 2005 | Work Statement for Year 4<br>FFY Grant: 2006<br>PHA FY: 2006 |           |
|---|---------------------|--|--|--|-----------|
|   | Annual<br>Statement |  |  |  |           |
| 057-001                                 |                     |  |  |  |           |
| 057-003                                 |                     |  |  |  |           |
| <i>HA- wide</i>                         |                     |  |  |  |           |
|   |                     |  |  |  |           |
|   |                     |  |  |  |           |
|   |                     |  |  |  |           |
|   |                     |  |  |  |           |
|   |                     |  |  |  |           |
| CFP Funds Listed for<br>5-year planning |                     | \$228,206  | \$228,206  | \$228,206  | \$228.206 |
|   |                     |  |  |  |           |
| Replacement Housing<br>Factor Funds     |                     |  |  |  |           |

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

| Activities for Year 1 | Activities for Year: 2004<br>FFY Grant: 2004<br>PHA FY: 2004 |   |                | Activities for Year: 2005<br>FFY Grant: 2005<br>PHA FY: 2005 |   |          |
|-----------------------|--|---|----------------|--|---|----------|
|                       | Development Name/Number                                      | Major Work Categories                               | Estimated Cost | Development Name/Number                                      |   |          |
| See Annual Statement  | 057-001  | Resurface parking areas & repair deteriorated areas | \$16,537       | 057-001  | Resurface parking areas & repair deteriorated areas | \$17,364 |
|                       |  | Replace upstairs carpeting                          | \$31,500       |  | Replace upstairs carpeting                          | \$10,484 |
|                       |  | Replace Ranges                                      | \$765          |  | Replace Ranges                                      | \$790    |
|                       |  | Replace Refrigerators                               | \$965          |  | Replace Refrigerators                               | \$995    |
|                       |  | Replace Air Conditioners                            | \$1,160        |  | Replace Air Conditioners                            | \$1,460  |
|                       |  | Replace Hot Water Tanks                             | \$660          |  | Replace Hot Water Tanks                             | \$690    |
|                       |  | Enhance Landscaping to Improve marketability        | \$15,675       |  | Enhance Landscaping to Improve marketability        | \$14,239 |
|                       |  |   |                |  |   |          |
|                       | 057-003  | Resurface parking areas & repair deteriorated areas | \$28,000       | 057-003  | Resurface parking areas & repair deteriorated areas | \$28,000 |
|                       |  | Rehab bathrooms                                     | \$25,358       |  | Rehab bathrooms                                     | \$26,630 |
|                       |  | Rehab Kitchens                                      | \$1,280        |  | Rehab Kitchens                                      | \$26,460 |
|                       |  | Replace Ranges                                      | \$755          |  | Replace Ranges                                      | \$780    |
|                       |  | Replace Refrigerators                               | \$965          |  | Replace Refrigerators                               | \$995    |
|                       |  | Replace Air Conditioners                            | \$1,280        |  | Replace Air Conditioners                            | \$1,460  |

|  |                          |   |           |                   |   |           |
|--|--------------------------|---|-----------|-------------------|---|-----------|
|  |                          | Replace Hot Water Tanks                                     | \$650     |                   | Replace Hot Water Tanks                                     | \$690     |
|  |                          | Enhance Landscaping to Improve marketability                | \$4,380   |                   | Enhance Landscaping to Improve marketability                | \$4,559   |
|  |                          |   |           |                   |   |           |
|  | 057-001 & 057-003        | Upgrade Computer Hardware & Software                        | \$5,790   | 057-001 & 057-003 | Upgrade Computer Hardware & Software                        | \$6,080   |
|  |                          | Staff Education on Public Housing Management                | \$6,950   |                   | Staff Education on Public Housing Management                | \$7,300   |
|  |                          | Wire units for a computer & providing the computer hardware | \$59,536  |                   | Wire units for a computer & providing the computer hardware | \$56,830  |
|  |                          | Administration of Grant                                     | \$26,000  |                   | Administration of Grant                                     | \$26,000  |
|  | Total CFP Estimated Cost |   | \$228,206 |                   |   | \$228,206 |

| Capital Fund Program Five-Year Action Plan                   |                                 |                |                         |                       |                |
|--|---------------------------------|----------------|-------------------------|-----------------------|----------------|
| <b>Part II: Supporting Pages—Work Activities</b>             |                                 |                |                         |                       |                |
| Activities for Year: 2006<br>FFY Grant: 2006<br>PHA FY: 2006 |                                 |                |                         |                       |                |
| Development Name/Number                                      | Major Work Categories           | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| 057-001  | <i>Replace appliances</i>       | \$4,100        |                         |                       |                |
|  | <i>Replace air conditioners</i> | \$2,460        |                         |                       |                |
|  | <i>Replace sidewalks</i>        | \$62,830       |                         |                       |                |
|  | Enhance landscaping             | \$36,900       |                         |                       |                |
|  |                                 |                |                         |                       |                |
|  |                                 |                |                         |                       |                |
|  |                                 |                |                         |                       |                |
| 057-003  | Replace appliances              | \$2,400        |                         |                       |                |
|  | Replace air conditioners        | \$1,200        |                         |                       |                |
|  | Replace sidewalks               | \$28,000       |                         |                       |                |
|  | Replace furnaces                | \$25,000       |                         |                       |                |
|  | Enhance landscaping             | \$20,000       |                         |                       |                |
|  |                                 |                |                         |                       |                |
| HA-wide  | Grant administration            | \$25,316       |                         |                       |                |
|  | Staff education PH management   | \$8,000        |                         |                       |                |
|  | Upgrade computers               | \$8,000        |                         |                       |                |
|  | Upgrade software                | \$4,000        |                         |                       |                |
|  |                                 |                |                         |                       |                |
| Total CFP Estimated Cost                                     |                                 | \$228,206      |                         |                       |                |
|  |                                 |                |                         |                       |                |

## 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:
  2. Development (project) number:
  3. Status of grant: (select the statement that best describes the current status)
    - Revitalization Plan under development
    - Revitalization Plan submitted, pending approval
    - Revitalization Plan approved
    - Activities pursuant to an approved Revitalization Plan underway
- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:
- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:
- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C.

1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

| <b>Demolition/Disposition Activity Description</b>  |  |
|---|--|
| 1a. Development name:   |  |
| 1b. Development (project) number:   |  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input type="checkbox"/>   |  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>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)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity:<br>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.

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

complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

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

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

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

| <b>Conversion of Public Housing Activity Description</b>  |  |
|---|--|
| 1a. Development name:   |  |
| 1b. Development (project) number:   |  |
| 2. What is the status of the required assessment?   |  |
| <input type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><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<br><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)<br><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: _____)<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)<br><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent<br><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units<br><input type="checkbox"/> Other: (describe below) |  |

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

The Housing Authority of the City of Walla Walla certifies that it has reviewed the operations of its 84 public housing units in developments WA057-001 & WA057-003 and has considered the implications of converting its public housing units to tenant-based assistance and concludes that it would be inappropriate to remove either development from the public housing program

because it does not meet the necessary conditions for voluntary conversion as described in 24 CFR 972.200 ©. The 84 public housing units owned by the WWHA are the only rental housing in the community targeted to very low income families.

- a. How many of the PHA’s developments are subject to Required Initial Assessment? 2, WA057-001 & WA057-003
- b. How many of the PHA’s developments are not subject to the to Required Initial Assessments based on exemptions? 0
- c. How many Assessments were conducted for the PHA’s covered developments? Two, one for each development
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment: None

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

**Public Housing Homeownership Activity Description  
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:

|   |
|---|
| <p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>       |
| <p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p> |
| <p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission:<br/>(DD/MM/YYYY)</p>  |
| <p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>  |

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

The Walla Walla Housing Authority Section 8 Homeownership program will provide homeownership opportunities to families who meet the eligibility requirements of the programs and participate in a homeownership counseling program

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 (l)]

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 has 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? 4/26/99

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

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

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

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

a. Self-Sufficiency Policies

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

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

- Preference/eligibility for public housing homeownership option participation
- 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. )

| <b>Services and Programs</b>                                       |                |  |  |   |
|--|----------------|--|--|---|
| Program Name & Description<br>(including location, if appropriate) | Estimated Size | Allocation Method<br>(waiting list/random selection/specific criteria/other) | Access<br>(development office / PHA main office / other provider name) | Eligibility<br>(public housing or section 8 participants or both) |
| <i>Consumer Credit</i>   | 15             | <i>Open</i>  | <i>Community Center</i>  | <i>Both</i>   |
| First Aid  | 25             | Open   | Community Center   | Both  |
| Block Watches  | Open           | Open   | Neighborhoods  | Public Housing  |
| Community Agencies Info  | 200            | Open   | WWHA gym   | Both  |
| Job Training   | Open           | Open   | BMAC   | Both  |
| Budget classes   | 10             | Open   | Community Center   | Both  |
| Computer Lab   | 4              | Open   | Community Center   | Both  |
| Drug-Free Housing  | 50             | Open   | Community Center   | Both  |
| Fire Safety  | 15             | Open   | Community Center   | Both  |
| LBP Forums   | 75             | Open   | WWHA gym   | Both  |

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

a. Participation Description

| <b>Family Self Sufficiency (FSS) Participation</b> |  |  |
|--|--|--|
| Program  | Required Number of Participants<br>(start of FY 2000 Estimate) | Actual Number of Participants<br>(As of: 10/01/02) |
| Public Housing                                     | 0  | 0  |
| Section 8  | 25   | 25   |

- 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

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as previously described unless they are exempt from this requirement.

Exemptions are:

- ?? Family members who are 62 or older
- ?? Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act of (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirement
- ?? Family member who are the primary care giver for someone who is blind or disabled as set forth in paragraph B above
- ?? Family members engaged in work activity
- ?? Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State Welfare program, including the welfare-to-work program
- ?? Family members must be receiving assistance, benefits or services, under a State program funded under part A of title IV of the Social Security Act or any other act under the State welfare program, including the welfare-to-work and who are in compliance with that program

The WWHA will notify all adult members who are apparently not exempt from the community service requirements and of the categories of individuals who are exempt from the requirements. The notification will provide the opportunity for family members to claim and explain an exempt status. The WWHA shall verify such claims.

Community Service includes performing work or duties in the public benefit that serve to improve the quality of life and /or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

At the first annual reexamination on January 1, 2003, and each annual reexamination thereafter, the WWHA will determine which family members are required to participate in Community Service. Eligible individuals will be referred to identified community agencies for referrals to conduct volunteer work and to verify the individual's compliance to the WWHA.

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

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

WA057-001

WA057-003

**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)  
Work closely with community police officers

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

WA057-001

WA057-003 Equal

**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)  
WWHA provides space for community police outstation

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

WA057-001

WA057-003

Equal

**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 WWHA will only allow domesticated pets with written pre-approval that do not violate establish City Ordinances regarding pets. Residents are responsible for damages caused by the pets. The resident also assumes full responsibility and liability for the approved pet.

The resident must pay a \$300 per fee and register the pet with the Authority. A picture of the pet must be provided along with proof of all required inoculations. Cats and dogs must be neutered or spayed before the age of six months. A licensed veterinarian must verify this fact.

The number of pets will be limited to bedroom size. Established pet rules and City Ordinances must be followed.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)  
Development of 5 year business plan
  
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)

**Other Membership of the Resident Advisory Board**

Diana Robinson  
Susan Dodd  
Lee Worstell  
Michael Kirby  
Patricia McElrath  
Margaret Grigsby  
Virginia Bradley

### **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: *State of Washington*

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

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

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

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

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

## ATTACHMENT A

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |  |         |                                     |          |
|---|---|--|---------|-------------------------------------|----------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |  |         |                                     |          |
| <b>PHA Name:</b> Walla Walla Housing Authority  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: WA19P05750102<br>Replacement Housing Factor Grant No: |         | <b>Federal FY of Grant:</b><br>2002 |          |
| <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/><br><b>X Performance and Evaluation Report for Period Ending: 06/30/2002</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b> <input type="checkbox"/> |   |  |         |                                     |          |
| 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            | 15,000   |         |                                     |          |
| 4   | 1410 Administration                     | 21,672   |         |                                     |          |
| 5   | 1411 Audit                              |  |         |                                     |          |
| 6   | 1415 Liquidated Damages                 |  |         |                                     |          |
| 7   | 1430 Fees and Costs                     |  |         |                                     |          |
| 8   | 1440 Site Acquisition                   |  |         |                                     |          |
| 9   | 1450 Site Improvement                   | 47,951   |         |                                     |          |
| 10  | 1460 Dwelling Structures                | 44,000   |         |                                     |          |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 13,100   |         |                                     |          |
| 12  | 1470 Nondwelling Structures             |  |         |                                     |          |
| 13  | 1475 Nondwelling Equipment              | 64,250   |         |                                     |          |
| 14  | 1485 Demolition                         |  |         |                                     |          |
| 15  | 1490 Replacement Reserve                | 10,748   |         |                                     |          |
| 16  | 1492 Moving to Work Demonstration       |  |         |                                     |          |
| 17  | 1495.1 Relocation Costs                 |  |         |                                     |          |
| 18  | 1499 Development Activities             |  |         |                                     |          |
| 19  | 1501 Collateralization or Debt Service  |  |         |                                     |          |

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

|   |   |                              |
|---|---|------------------------------|
| PHA Name: Walla Walla Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: WA19P05750102<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2002 |
|---|---|------------------------------|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
X Performance and Evaluation Report for Period Ending: 06/30/2002  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Original             | Revised | Obligated         | Expended |
| 20       | 1502 Contingency  |                      |         |                   |          |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 216,721              |         | 0                 | 0        |
| 22       | Amount of line 21 Related to LBP Activities               |                      |         |                   |          |
| 23       | Amount of line 21 Related to Section 504 compliance       |                      |         |                   |          |
| 24       | Amount of line 21 Related to Security – Soft Costs        |                      |         |                   |          |
| 25       | Amount of Line 21 Related to Security – Hard Costs        |                      |         |                   |          |
| 26       | Amount of line 21 Related to Energy Conservation Measures |                      |         |                   |          |

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

| PHA Name: Walla Walla Housing Authority       |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: WA19P05750102<br>Replacement Housing Factor Grant No: |          |                      | <b>Federal FY of Grant: 2002</b> |                   |                |                |
|---|--|--|----------|----------------------|----------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                   | Dev. Acct No.  | Quantity | Total Estimated Cost |                                  | Total Actual Cost |                | Status of Work |
|   |  |  |          | Original             | Revised                          | Funds Obligated   | Funds Expended |                |
| WA057-001 & 003                               | Computer upgrade, hardware, software & UPCS Inspection System  | 1475   |          | 26,250               |                                  |                   |                |                |
| WA057-003                                     | Replace 24 mailboxes with locking mailboxes                    | 1450   | 24       | 5,500                |                                  |                   |                |                |
| WA057-001 & 003                               | Staff training, capital needs assessment, cost cycling program | 1408   |          | 15,000               |                                  |                   |                |                |
| WA057-001 & 003                               | Replacement Reserves   | 1490   |          | 10,748               |                                  |                   |                |                |
| WA057-001 & 003                               | Administration   | 1410   |          | 21,672               |                                  |                   |                |                |
| WA057-003                                     | Paint exterior of units  | 1460   | 24       | 24,000               |                                  |                   |                |                |
| WA057-001 & 003                               | Replacement of air conditioners                                | 1465.1   | 20       | 11,100               |                                  |                   |                |                |
| WA057-001 & 003                               | Replacement of hot water tanks                                 | 1460   | 10       | 2,000                |                                  |                   |                |                |
| WA057-001 & 003                               | Replacement of refrigerators                                   | 1465.1   | 6        | 2,000                |                                  |                   |                |                |
| WA057-001 & 003                               | Landscape improvements   | 1450   |          | 32,451               |                                  |                   |                |                |
| WA057-001 & 003                               | Maintenance vehicle  | 1475   | 2        | 38,000               |                                  |                   |                |                |
| WA057-001 & 003                               | Sidewalk & step repair   | 1450   |          | 10,000               |                                  |                   |                |                |
| WA057-001 & 003                               | Improve unit ventilation system                                | 1460   | 84       | 18,000               |                                  |                   |                |                |
|   |  |  |          |                      |                                  |                   |                |                |
|   |  |  |          |                      |                                  |                   |                |                |
|   |  |  |          |                      |                                  |                   |                |                |
|   |  |  |          |                      |                                  |                   |                |                |

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

| PHA Name: Walla Walla Housing Authority          |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: WA19P05750102<br>Replacement Housing Factor Grant No: |          |                      | <b>Federal FY of Grant: 2002</b> |                    |                   |                   |
|--|---|--|----------|----------------------|----------------------------------|--------------------|-------------------|-------------------|
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories | Dev. Acct No.  | Quantity | Total Estimated Cost |                                  | Total Actual Cost  |                   | Status of<br>Work |
|  |   |  |          | Original             | Revised                          | Funds<br>Obligated | Funds<br>Expended |                   |
|  |   |  |          |                      |                                  |                    |                   |                   |
|  |   |  |          |                      |                                  |                    |                   |                   |

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

| PHA Name: Walla Walla Housing Authority          |   | <b>Grant Type and Number</b><br>Capital Fund Program No: WA19P0570102<br>Replacement Housing Factor No: |        |   | <b>Federal FY of Grant: 2002</b> |        |                                  |
|--|---|---|--------|---|----------------------------------|--------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |                                  |        | Reasons for Revised Target Dates |
|  | Original                                    | Revised   | Actual | Original                                    | Revised                          | Actual |                                  |
| WA057-001 & 003<br>Staff education               | 6/30/03                                     |   |        | 12/31/04                                    |                                  |        |                                  |
| WA057-001 & 003<br>Administration                | 6/30/03                                     |   |        | 12/31/04                                    |                                  |        |                                  |

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

| PHA Name: Walla Walla Housing Authority                                     |   | <b>Grant Type and Number</b><br>Capital Fund Program No: WA19P0570102<br>Replacement Housing Factor No: |        |   |         |        | <b>Federal FY of Grant: 2002</b> |  |
|---|---|---|--------|---|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities                            | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|   | Original                                    | Revised   | Actual | Original                                    | Revised | Actual |                                  |  |
| WA057-001 & 003<br>Computer upgrade,<br>software, UPCS<br>inspection system | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-003<br>Paint exterior of units  | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Replace air conditioners                                 | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Replace refrigerators                                    | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Replace hot water tanks                                  | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Maintenance vehicle                                      | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-003<br>Replace mailboxes  | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| WA057-001 & 003<br>Improve unit ventilation<br>system                       | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| Replacement Reserves  | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| Landscape Improvements  | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
| Sidewalk Repair   | 6/30/03                                     |   |        | 12/31/04                                    |         |        |                                  |  |
|   |   |   |        |   |         |        |                                  |  |

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

|  |   |   |        |   |         |                                  |                                  |
|--|---|---|--------|---|---------|----------------------------------|----------------------------------|
| PHA Name: Walla Walla Housing Authority          |   | <b>Grant Type and Number</b><br>Capital Fund Program No: WA19P0570102<br>Replacement Housing Factor No: |        |   |         | <b>Federal FY of Grant: 2002</b> |                                  |
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |                                  | Reasons for Revised Target Dates |
|  | Original                                    | Revised   | Actual | Original                                    | Revised | Actual                           |                                  |
|  |   |   |        |   |         |                                  |                                  |

## ATTACHMENT B

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |   |         |  |   |  |
|--|---|---|---------|--|---|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b> |   |   |         |  |   |  |
| <b>PHA Name:</b><br>Housing Authority of the City of Walla Walla   |   | <b>Grant Type and Number</b><br>Capital Fund Program: WA19P05750101<br>Capital Fund Program<br>Replacement Housing Factor Grant No: |         |  | <b>Federal FY of Grant:</b><br><br>2001 |  |
| <input type="checkbox"/> Original Annual Statement   |   | <input type="checkbox"/> Reserve for Disasters/ Emergencies   |         | <input type="checkbox"/> Revised Annual Statement (revision no: 1) |   |  |
| <b>X Performance and Evaluation Report for Period Ending: 06/30/2002</b>                                     |   |   |         |  |   |  |
| <input type="checkbox"/> Final Performance and Evaluation Report   |   |   |         |  |   |  |
| Line No.   | Summary by Development Account          | Total Estimated Cost  |         | Total Actual Cost  |   |  |
|  |   | Original  | Revised | Obligated  | Expended                                |  |
| 1  | Total non-CFP Funds                     |   |         |  |   |  |
| 2  | 1406 Operations                         |   |         |  |   |  |
| 3  | 1408 Management Improvements            | 6,000   |         | 6,000  | 4,446                                   |  |
| 4  | 1410 Administration                     | 22,000  |         | 22,000   | 9,200                                   |  |
| 5  | 1411 Audit                              |   |         |  |   |  |
| 6  | 1415 liquidated Damages                 |   |         |  |   |  |
| 7  | 1430 Fees and Costs                     |   |         |  |   |  |
| 8  | 1440 Site Acquisition                   |   |         |  |   |  |
| 9  | 1450 Site Improvement                   | 8,000   |         | 3,000  | 1,228                                   |  |
| 10   | 1460 Dwelling Structures                | 157,700   |         | 92,194   | 1,789                                   |  |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable | 14,000  |         | 14,000   | 13,810                                  |  |
| 12   | 1470 Nondwelling Structures             |   |         |  |   |  |
| 13   | 1475 Nondwelling Equipment              | 20,506  |         | 20,506   | 18,133                                  |  |
| 14   | 1485 Demolition                         |   |         |  |   |  |
| 15   | 1490 Replacement Reserve                |   |         |  |   |  |
| 16   | 1492 Moving to Work Demonstration       |   |         |  |   |  |
| 17   | 1495.1 Relocation Costs                 |   |         |  |   |  |

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

|  |   |   |
|--|---|---|
| <b>PHA Name:</b><br>Housing Authority of the City of Walla Walla | <b>Grant Type and Number</b><br>Capital Fund Program: WA19P05750101<br>Capital Fund Program<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br><br>2001 |
|--|---|---|

Original Annual Statement     
 Reserve for Disasters/ Emergencies     
 Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 06/30/2002     
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |  | Total Actual Cost |        |
|----------|---|----------------------|--|-------------------|--------|
| 18       | 1498 Mod Used for Development                             |                      |  |                   |        |
| 19       | 1502 Contingency  |                      |  |                   |        |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | 228,206              |  | 157,700           | 48,606 |
| 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/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHA Name:<br>Housing Authority of the City of Walla Walla |  | Grant Type and Number<br>Capital Fund Program #: WA19P05750101<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      | Federal FY of Grant:<br>2001 |                   |                |                         |
|---|--|---|----------|----------------------|------------------------------|-------------------|----------------|-------------------------|
| Development Number<br>Name/HA-Wide Activities             | General Description of Major Work Categories                                       | Dev. Acct No.   | Quantity | Total Estimated Cost |                              | Total Actual Cost |                | Status of Proposed Work |
|   |  |   |          | Original             | Revised                      | Funds Obligated   | Funds Expended |                         |
| WA057-001<br>WA057-003                                    | Management Improvement – staff training on PH regulations, PHM certification, PHAS | 1408  |          | 6,000                |                              | 6,000             | 4,446          |                         |
| WA057-001<br>WA057-003                                    | Grant Administration   | 1410  |          | 22,000               |                              | 22,000            | 9,200          |                         |
| WA057-001   | Replace kitchen cabinets, countertops & sinks                                      | 1460  | 36 units | 148,000              |                              | 90,494            | -0-            |                         |
| WA057-001<br>WA057-003                                    | Install exterior unit lighting   | 1460  | 144      | 8,000                |                              | -0-               | -0-            |                         |
| WA057-001<br>WA057-003                                    | Replacement of air conditioners  | 1465.1  | 13       | 8,000                |                              | 8,000             | 7,810          |                         |
| WA057-001<br>WA057-003                                    | Replacement of ranges  | 1465.1  | 23       | 5,600                |                              | 5,600             | 5,600          |                         |
| WA057-001<br>WA057-003                                    | Replacement of refrigerator  | 1465.1  | 1        | 400                  |                              | 400               | 400            |                         |
| WA057-001<br>WA057-003                                    | Office & Computer hardware and software upgrades                                   | 1475  |          | 20,506               |                              | 20,506            | 18,133         |                         |
| WA057-003   | Install carbon monoxide alarms   | 1460  | 24       | 1,700                |                              | 1,700             | 1,700          |                         |
| WA057-003   | Repair drainage problem around units   | 1450  | 24       | 8,000                |                              | 3,000             | 1,317          |                         |
|   |  |   |          |                      |                              |                   |                |                         |
|   |  |   |          |                      |                              |                   |                |                         |

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

| PHA Name:<br>Housing Authority of the City of Walla Walla |   | Grant Type and Number<br>Capital Fund Program #: WA19P05750101<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      | Federal FY of Grant:<br>2001 |                    |                   |                               |
|---|---|---|----------|----------------------|------------------------------|--------------------|-------------------|-------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities          | General Description of Major Work<br>Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |                              | Total Actual Cost  |                   | Status of<br>Proposed<br>Work |
|   |   |   |          | Original             | Revised                      | Funds<br>Obligated | Funds<br>Expended |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |

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

| PHA Name:<br>Housing Authority of the City of Walla Walla     |   | Grant Type and Number<br>Capital Fund Program #: WA19P05750101<br>Capital Fund Program Replacement Housing Factor #: |        |   |         |        | Federal FY of Grant:<br><b>2001</b> |  |
|---|---|--|--------|---|---------|--------|-------------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities              | All Fund Obligated<br>(Quart Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates    |  |
|   | Original                                  | Revised  | Actual | Original                                    | Revised | Actual |                                     |  |
| WA057-001 & 003<br>Computer hardware &<br>software upgrade    | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-001 & 003<br>Staff training                             | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-001 & 003<br>Administration of grant                    | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-001<br>Replace kitchen cabinets,<br>countertops & sinks | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-001 & 003<br>Install exterior lighting                  | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-001 & 003<br>Replace air conditioners                   | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-001 & 003<br>Replace ranges &<br>refrigerators          | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-003<br>Install carbon monoxide<br>alarms                | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |
| WA057-003<br>Repair drainage problem                          | 12/31/02                                  |  |        | 6/30/03                                     |         |        |                                     |  |

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

| PHA Name:<br>Housing Authority of the City of Walla Walla |   | Grant Type and Number<br>Capital Fund Program #: WA19P05750101<br>Capital Fund Program Replacement Housing Factor #: |        |   |         | Federal FY of Grant:<br><b>2001</b> |                                  |
|---|---|--|--------|---|---------|-------------------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities          | All Fund Obligated<br>(Quart Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                                     | Reasons for Revised Target Dates |
|   | Original                                  | Revised  | Actual | Original                                    | Revised | Actual                              |                                  |
|   |   |  |        |   |         |                                     |                                  |
|   |   |  |        |   |         |                                     |                                  |
|   |   |  |        |   |         |                                     |                                  |
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|   |   |  |        |   |         |                                     |                                  |
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|   |   |  |        |   |         |                                     |                                  |
|   |   |  |        |   |         |                                     |                                  |

## ATTACHMENT C

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>         |   |   |         |                   |   |  |
|---|---|---|---------|-------------------|---|--|
| <b>PHA Name:</b><br>Housing Authority of the City of Walla Walla  |   | <b>Grant Type and Number</b><br>Capital Fund Program: WA19P05750100<br>Capital Fund Program<br>Replacement Housing Factor Grant No: |         |                   | <b>Federal FY of Grant:</b><br><br>2000 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) |   |   |         |                   |   |  |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2000 <input type="checkbox"/> Final Performance and Evaluation Report              |   |   |         |                   |   |  |
| Line No.  | Summary by Development Account          | Total Estimated Cost  |         | Total Actual Cost |   |  |
|   |   | Original  | Revised | Obligated         | Expended                                |  |
| 1   | Total non-CFP Funds                     |   |         |                   |   |  |
| 2   | 1406 Operations                         |   |         |                   |   |  |
| 3   | 1408 Management Improvements            | 8,000   |         | 8,000             | 8,000                                   |  |
| 4   | 1410 Administration                     | 22,373  |         | 22,373            | 22,373                                  |  |
| 5   | 1411 Audit                              |   |         |                   |   |  |
| 6   | 1415 liquidated Damages                 |   |         |                   |   |  |
| 7   | 1430 Fees and Costs                     |   |         |                   |   |  |
| 8   | 1440 Site Acquisition                   |   |         |                   |   |  |
| 9   | 1450 Site Improvement                   | 8,000   |         | 8,000             | 8,000                                   |  |
| 10  | 1460 Dwelling Structures                | 142,372   |         | 142,372           | 133,825                                 |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 20,819  |         | 20,819            | 20,819                                  |  |
| 12  | 1470 Nondwelling Structures             |   |         |                   |   |  |
| 13  | 1475 Nondwelling Equipment              | 22,171  |         | 22,171            | 22,171                                  |  |
| 14  | 1485 Demolition                         |   |         |                   |   |  |
| 15  | 1490 Replacement Reserve                |   |         |                   |   |  |
| 16  | 1492 Moving to Work Demonstration       |   |         |                   |   |  |
| 17  | 1495.1 Relocation Costs                 |   |         |                   |   |  |
| 18  | 1498 Mod Used for Development           |   |         |                   |   |  |

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

|  |   |  |
|--|---|--|
| <b>PHA Name:</b><br>Housing Authority of the City of Walla Walla | <b>Grant Type and Number</b><br>Capital Fund Program: WA19P05750100<br>Capital Fund Program<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br><br><b>2000</b> |
|--|---|--|

Original Annual Statement     
 Reserve for Disasters/ Emergencies     
 Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 06/30/2000     
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |  | Total Actual Cost |         |
|----------|---|----------------------|--|-------------------|---------|
| 19       | 1502 Contingency  |                      |  |                   |         |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | 223,735              |  | 223,735           | 215,188 |
| 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/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHA Name:<br>Housing Authority of the City of Walla Walla |  | Grant Type and Number<br>Capital Fund Program #: WA19P05750100<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      | Federal FY of Grant:<br>2000 |                   |                |                         |
|---|--|---|----------|----------------------|------------------------------|-------------------|----------------|-------------------------|
| Development Number<br>Name/HA-Wide Activities             | General Description of Major Work Categories   | Dev. Acct No.   | Quantity | Total Estimated Cost |                              | Total Actual Cost |                | Status of Proposed Work |
|   |  |   |          | Original             | Revised                      | Funds Obligated   | Funds Expended |                         |
| WA057-001<br>WA057-003                                    | Management Improvement – staff training on PH regulations, review utility allowances | 1408  |          | 8,000                |                              | 8,000             | 8,000          |                         |
| WA057-001<br>WA057-003                                    | Grant Administration   | 1410  |          | 22,373               |                              | 22,373            | 22,373         |                         |
| WA057-001   | Replace 2 <sup>nd</sup> floor carpeting  | 1460  | 56 units | 56,000               |                              | 56,000            | 47,453         |                         |
| WA057-001   | Replace kitchen cabinets   | 1460  | 20 units | 49,122               |                              | 49,122            | 49,122         |                         |
| WA057-001   | Replace kitchen countertops & sinks  | 1460  | 20 units | 22,000               |                              | 22,000            | 22,000         |                         |
| WA057-001   | Install energy efficient interior lighting   | 1460  | 60 units | 10,250               |                              | 10,250            | 10,250         |                         |
| WA057-001<br>WA057-003                                    | Install flow restricting showerheads   | 1460  | 84 units | 2,000                |                              | 2,000             | 2,000          |                         |
| WA057-003   | Replace domestic water lines   | 1450  | 2        | 8,000                |                              | 8,000             | 8,000          |                         |
| WA057-001<br>WA057-003                                    | Replace hot water heaters  | 1460  | 15       | 3,000                |                              | 3,000             | 3,000          |                         |
| WA057-001<br>WA057-003                                    | Replace range & refrigerators  | 1465.1  | 30<br>21 | 14,319               |                              | 14,319            | 14,319         |                         |
| WA057-001<br>WA057-003                                    | Replace air conditioners   | 1465.1  | 11       | 6,500                |                              | 6,500             | 6,500          |                         |
| WA057-001<br>WA057-003                                    | Replace lawn equipment   | 1475  | 2        | 8,740                |                              | 8,740             | 8,740          |                         |

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

| PHA Name:<br>Housing Authority of the City of Walla Walla |   | Grant Type and Number<br>Capital Fund Program #: WA19P05750100<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      | Federal FY of Grant:<br>2000 |                    |                   |                               |
|---|---|---|----------|----------------------|------------------------------|--------------------|-------------------|-------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities          | General Description of Major Work<br>Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |                              | Total Actual Cost  |                   | Status of<br>Proposed<br>Work |
|   |   |   |          | Original             | Revised                      | Funds<br>Obligated | Funds<br>Expended |                               |
| WA057-001<br>WA057-003                                    | Replace maintenance vehicle                     | 1475  | 1        | 13,431               |                              | 13,431             | 13,431            |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |
|   |   |   |          |                      |                              |                    |                   |                               |

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

| PHA Name:<br>Housing Authority of the City of Walla Walla |   | Grant Type and Number<br>Capital Fund Program #: WA19P05750100<br>Capital Fund Program Replacement Housing Factor #: |        |   |         |        | Federal FY of Grant:<br><b>2000</b> |  |
|---|---|--|--------|---|---------|--------|-------------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities          | All Fund Obligated<br>(Quart Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates    |  |
|   | Original                                  | Revised  | Actual | Original                                    | Revised | Actual |                                     |  |
| WA057-001 & 003<br>Staff training & utility<br>allowances | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-003<br>Replace domestic water<br>line               | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001 & 003<br>Administration of grant                | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001<br>Replace kitchen cabinets                     | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001<br>Replace countertops                          | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001<br>Install interior lighting                    | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001 & 003<br>Replace air conditioners               | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001 & 003<br>Replace ranges &<br>refrigerators      | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |
| WA057-001 & 003<br>Replace maintenace<br>vehicle          | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |  |

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

| PHA Name:<br>Housing Authority of the City of Walla Walla |   | Grant Type and Number<br>Capital Fund Program #: WA19P05750100<br>Capital Fund Program Replacement Housing Factor #: |        |   |         |        | Federal FY of Grant:<br><b>2000</b> |
|---|---|--|--------|---|---------|--------|-------------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities          | All Fund Obligated<br>(Quart Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates    |
|   | Original                                  | Revised  | Actual | Original                                    | Revised | Actual |                                     |
| WA057-001 & 003<br>Replace hot water heaters              | 3/31/02                                   |  |        | 9/30/02                                     |         |        |                                     |
|   |   |  |        |   |         |        |                                     |
|   |   |  |        |   |         |        |                                     |
|   |   |  |        |   |         |        |                                     |
|   |   |  |        |   |         |        |                                     |
|   |   |  |        |   |         |        |                                     |
|   |   |  |        |   |         |        |                                     |

**ATTACHMENT D  
RESIDENT ADVISORY BOARD**

Susan Dodd  
Michael Kirby  
Lee Worstell  
Diana Robinson  
Patricia McElrath  
Margaret Grigsby  
Virginia Bradley

**ATTACHEMENT E**  
**RESIDENT MEMBERSHIP ON GOVERNING BOARD**

Susan Dodd

## **ATTACHEMENT F**

The Housing Authority of the City of Walla Walla will require the financing for purchasing of a home under its Section 8 homeownership program to be provided, insured, or guaranteed by the State or Federal governments; comply with secondary mortgage underwriting requirements; or comply with generally accepted private sector underwriting standards.

# ATTACHMENT G

## STATEMENT OF PROGRESS IN MEETING 5-YEAR PLAN MISSION AND GOALS

The Housing Authority of the City of Walla Walla continues to focus on its established goals that are designed to work towards fulfilling its mission.

The mission of the Housing Authority of the City of Walla Walla is to assess and fulfill the need for decent, safe and affordable housing in Walla Walla that provides a living environment which empowers very low to moderate income families to improve and enrich their lives. The mission of the WWHA also is to promote a people-oriented organization that encourages and supports self-sufficiency in its residents.

### **Goals & Updates:**

#### **Take advantage of opportunities that present themselves to the WWHA to improve neighborhoods in the communities we serve.**

- ☞☞ Linkages with community partners, Housing Authority sponsored workshops and a staff person dedicated to families participating in the self-sufficiency program has assisted families to become more motivated to achieve their goals.
- ☞☞ The Housing Authority participates in the City's comprehensive planning process to identify housing needs.
- ☞☞ Obtained 100 new Housing Choice Vouchers
- ☞☞ Improved landscaping in our public housing neighborhoods
- ☞☞ The WWHA implemented new technology to better serve our clients and customers.
- ☞☞ Provided education materials to clients and the community on fair housing issues.
- ☞☞ Improved exterior lighting of owned units to enhance security and sponsor quarterly block watches in all of the Authority's neighborhoods.
- ☞☞ Increased non public housing units

*Establish and maintain effective tools to provide information to the public on the mission, accomplishments and activities of the WWHA in order to continue to improve the image of the WWHA.*

- ☞☞ Housing Authority sponsored landlord fair
- ☞☞ Increased communication by producing monthly resident newsletters, landlord newsletters, informational brochures and an annual report.
- ☞☞ Provide a computer lab to WWHA clients
- ☞☞ Sponsor annual community events

*Achieve and continue excellence in customer service.*

- ☞☞ Have evaluated our procedures and streamlined them to provide a more user-friendly process for our clients.
- ☞☞ Re-enforce the importance of customer services and professionalism with Housing Authority employees

## ATTACHMENT H

### WALLA WALLA HOUSING AUTHORITY DECONCENTRATION POLICY

The Walla Walla Housing Authority will devote appropriate attention to the following guiding principles when establishing admissions policy that encourages deconcentration of poverty and income-mixing.

1. Determine and compare the relative tenant incomes of each development and the incomes of the census tracts in which the developments are located.
2. Consider what policies, measures or incentives are necessary to bring higher income families into lower income developments and lower-income families into higher income developments.
3. Take into account current tenant populations, applicant populations and housing resources.
4. Affirmatively further fair housing.

Dated this 18<sup>th</sup> day of June 1999.

Walla Walla Housing Authority Board Resolution #289