

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

Bremerton Housing Authority

- High Performer

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

05/23/05 Board Review

05/25/05 BEGIN 45 Day Public Review

07/08/05 END 45 Day Public Review

07/11/05 SPECIAL Board Meeting to Certify Plan & Address Comments

07/18/05 Submit to HUD

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: [Bremerton Housing Authority](#)

PHA Number: [WA003](#)

PHA Fiscal Year Beginning: [10/2005](#)

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units: [603](#)

Number of S8 units:

Number of public housing units:

Number of S8 units: [1059](#)

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 [110 Russell Road, Bremerton, WA 98312](#)
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA [110 Russell Road, Bremerton, WA 98312](#)
- 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 Kitsap Regional Library, 1301 Sylvan Way, Bremerton, WA 98310](#)
- PHA website www.bremertonhousing.org
- Other (list below)
[Westpark Community Center, 76 Russell Road, Bremerton, WA 98312](#)

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

- Main business office of the PHA [110 Russell Road, Bremerton, WA 98312](#)
- PHA development management offices
- Other (list below)
[Westpark Community Center, 76 Russell Road, Bremerton, WA 98312](#)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is:

The Housing Authority of the City of Bremerton's mission is to strive to relieve the shortage of safe, decent and affordable housing available to low income families, the elderly and handicap persons; to create opportunities for residents; to increase their self sufficiency and independence; and to ensure fiscal integrity in all of the programs it administers.

To achieve this mission, BHA strives to:

- Recognize the residents as its ultimate customers.
- Develop problem-solving partnerships with the private sector, HUD, local governments and the community.
- Improve management and service delivery efforts through resource management, risk assessment, and implementation by trained, diagnostic, and results-oriented staff.

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)
Preserve existing affordable housing options

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS) Maintain High Performer Status
 - Improve voucher management: (SEMAP) Maintain High Performer status
 - Increase customer satisfaction: (RASS) improve on indicators that scored less than 75% approval rating:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:

- Provide training programs within maintenance activities
- Provide or attract supportive services to improve assistance recipients' employability: Resident Initiative Department and community partnership
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

The Housing Authority of the City of Bremerton will continue their vision in being a progressive agency to achieve its goals of providing subsidized housing, Affordable Housing, economic growth, and a community resource to the City of Bremerton and its partners;

Redevelop the Westpark Housing Development to include the demolition of 555 - 1940 era dwelling units to prepare for the construction of a new vibrant mixed-use urban community to include: 1,000 housing units consisting of public housing, low- and market-rate rental units and family-owned homes with the construction of shops, restaurants, offices, and a preserved environment of trees and open spaces. Also included is a new 72 unit assisted living facility, including a 12 unit section for people suffering from Alzheimer's Disease;

Maintain its position with the U.S Department of Housing and Urban Development (HUD) as a High Performing agency in managing the Housing Choice Voucher and Public Housing Programs;

Respond to federal funding reductions to the Housing Choice Voucher Program by implementing policy and procedural cost control measures created with community partnership;

Continue to assess operation methods and implement operation efficiencies designed to control cost and provide better service to the community.

Continue to encourage self-sufficiency of participant families and assist in the expansion of opportunities which address the needs of families in the areas of educational, socioeconomic, recreational employability, basic life skills and other supportive services;

Expand the level of family, owner and community support in accomplishing BHA's mission;

Promote fair housing and provide an opportunity for eligible families of all ethnic and racial backgrounds to experience freedom of housing choice;

Promote market-driven housing programs that will assist eligible families in successfully obtaining affordable subsidized housing, by increasing the supply of housing choices for such families, as identified by local need.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

	A. ANNUAL STREAMLINED PHA PLAN COMPONENTS	PAGE #
<input checked="" type="checkbox"/>	1. Housing Needs	8
<input checked="" type="checkbox"/>	2. Financial Resources	12
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	13
<input checked="" type="checkbox"/>	4. Rent Determination Policies	21
<input checked="" type="checkbox"/>	5. Capital Improvements Needs	25
<input checked="" type="checkbox"/>	6. Demolition and Disposition	26
<input checked="" type="checkbox"/>	7. Homeownership	27
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	28
<input checked="" type="checkbox"/>	9. Additional Information	
	a. PHA Progress on Meeting 5-Year Mission and Goals	28
	b. Criteria for Substantial Deviations and Significant Amendments	29
	c. Other Information Requested by HUD	29
	i. Resident Advisory Board Membership and Consultation Process	30
	ii. Resident Membership on the PHA Governing Board	30
	iii. PHA Statement of Consistency with Consolidated Plan	31
	iv. (Reserved)	
<input checked="" type="checkbox"/>	10. Project-Based Voucher Program	32
<input type="checkbox"/>	11. Supporting Documents Available for Review	
<input checked="" type="checkbox"/>	12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	35
<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan	
<input checked="" type="checkbox"/>	14. Other (List below, providing name for each item)	
	Attachment 1: Master CFP Funds 2001-04 Condensed	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

The Board of Commissioners and staff of the Bremerton Housing Authority (BHA) remain dedicated to leading the community partnership to provide housing opportunities for low-income

families, seniors, and people with disabilities. BHA has established itself as a key partner in working with the city to revitalize the community. By expanding its operation to create and deliver housing beyond traditional methods, BHA is providing additional resources to the city's plan for growth.

In addition to meeting the community's low-income housing needs, BHA is committed to helping people become self-sufficient. Strong leadership, dedicated staff, and community partnerships work to help adults develop life and job skills, sustain healthy financial management, and support a transition to independence. Youth and senior programs support healthy families and enhance the community's quality of life.

The Bremerton Housing Authority is committed to preserving and expanding affordable housing for the community. BHA has focused on providing housing to the senior, elderly, and special needs populations, and preserving housing that may be sold to market. The service provided through affordable housing lessens the impact on the traditional public housing programs (Low-Income Public Housing and the Housing Choice Voucher Program) that have and will continue to see significant funding reductions.

The Bremerton Housing Authority is approaching the fifth year of a \$300 million housing redevelopment project of its largest public housing site, Westpark. The existing Westpark Housing Development, consisting of 582 units, is the remnant of a larger World War II-era housing project that was built as temporary housing for shipyard workers. The Bremerton Housing Authority's vision is to create an attractive new community with distinctive architecture, plazas, and pedestrian-oriented streets.

The Strategic Master Plan, which is the redevelopment plan for Westpark, was a community-involved process which included Westpark residents, residents of the wider Bremerton community, local officials, and community and business leaders.

The Strategic Master Plan calls for a new vibrant mixed-use urban community to include 1,000 public housing, low- and market-rate rental units and family-owned homes, shops, restaurants, offices, a community center, sport fields, playgrounds and a preserved environment of trees and open spaces. Also included is a new 72 unit assisted living facility, including a 12 unit section for people with Alzheimer's Disease.

Once the redevelopment is completed, Westpark residents will be able to walk from home to a store, a park, or even a workplace. Housing will be two to four stories high, oriented to the street, and will include multifamily buildings, duplexes, townhouses, and small-lot detached homes.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	2,884		
Extremely low income <=30% AMI	2,627	91%	
Very low income (>30% but <=50% AMI)	226	8%	
Low income (>50% but <80% AMI)	27	1%	
Families with children	1,430	50%	
Elderly families	5	0%	
Families with Disabilities	1,070	37%	
White/Caucasian	2,156	75%	
Black/African American	395	14%	
American Indian	125	4%	
Asian	208	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	555	54%	
2 BR	242	23%	
3 BR	229	22%	
4 BR	11	1%	
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. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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.
- 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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	1,550,000	
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,160,000	
f) Resident Opportunity and Self-Sufficiency Grants	83,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	1,006,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
WSHIC	18,000	PH/S8 Supportive Services
National Youth Congress	1,000	PH/S8 Supportive Services
Total resources	8,818,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
When applicant reaches top of waiting list

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)
[Housing applications are available at other public organizations](#)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

(3) Assignment

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

(4) Admissions Preferences

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

[Homeless Families with children managed through the Kitsap Community Resource agencies assigned 12 emergency shelter units.](#)

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.

1- Date and Time

Former Federal preferences:

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

- Homelessness
- High rent burden

Other preferences (select all that apply)

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

[Homeless Families with children managed through the Kitsap Community Resource agencies assigned 12 emergency shelter units.](#)

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)
Web-Site

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the

following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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):
- Other (list below)
Applicants disclosure of criminal and/or drug related activity(s)

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)
 - 1) Family's current address
 - 2) If known, name and address of previous landlord(s)
 - 3) Rental history

(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)
Web-Site

(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:

Request for reasonable accommodation, no-availability of adequate housing.

(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 the Supportive Housing Program grant housing program.](#)
[Involuntary displaced public housing resident's of the Westpark Redevelopment Project.](#)

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.

- 2- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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 the Supportive Housing Program grant housing program.](#)
[Involuntary displaced public housing resident's of the Westpark Redevelopment Project.](#)

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)
Web-Site

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
 - 1) Any changes in family composition
 - 2) Any changes in income

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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Westpark Housing Development 1b. Development (project) number: WA 003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Submitted on 22/02/05
5. Number of units affected: 11
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/05 b. Projected end date of activity: 30/07/06

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 10

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:

- 1) Currently employed full-time; that is, **at least** 40 hours per week and has been so employed for **at least** one (1) year.
- 2) Require one year of S8 tenancy before eligible for the program

c. What actions will the PHA undertake to implement the program this year (list)?

Identify potential community partners and conduct outreach to participants.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 – 2004.

The Housing Authority has continued to successfully meet its stated mission by:

1. Recognizing the residents and the community as its ultimate customer;
2. Developing problem-solving partnerships with the private sector, HUD, local government and the community;
3. Improving management and service delivery efforts through resource management, risk assessment, and implementation by trained, diagnostic and results-oriented staff;
4. Implementing resident initiative programs offering opportunities such as life skill, self sufficiency training, economic improvement programs, educational training, and home ownership;
5. Attempting to relieve the shortage of safe, decent and affordable housing available to low-income persons by:
 - a. Undertaking a strategic master planning process to evaluate the needs and availability of appropriate housing throughout the service area;
 - b. Diversifying housing operations to provide additional resources to the community;
 - c. Preserving low-income housing;
 - d. Continuing the focus on occupancy to maximize resources available to the Community.
6. Demonstrating consistent improvements in quantifiable, industry accepted measures of performance such as PHAS and SEMAP scores.
7. Deconcentration of poverty through the Westpark redevelopment process.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

Substantial Deviation from the five year plan occurs when our board of commissioners makes a unanimous decision to change the mission statement, goals, or objectives of the five year plan. Any such change will be subject to the review and approval requirements of the original agency plan as per HUD regulations.

b. Significant Amendment or Modification to the Annual Plan

Significant Amendment or Modification to the Annual Plan is defined as a discretionary change to the plan or policies of the housing authority that fundamentally change the plans of the agency. This would require formal approval by our board of commissioners.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

The Resident Advisory Board supported the agency’s mission and goals, policies and procedures and overall direction of the Housing Authority’s 5-year plan.

The Resident Advisory Board presented the following recommendations to the Capital Fund Program’s 5-year plan:

- 1. Parking lot improvements, to include striping
- 2. Improve security to laundry facilities
- 3. Improve facilities to the ball field
- 4. Upgrade resident mailboxes

b. 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:

The section pertaining to Capital Improvement Recommendations

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Sharon Cromley

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 09/30/06

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

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

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: [Kitsap County](#)

a. 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 on its waiting list 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.
- Other: (list below)

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

[The Comprehensive Plan for the City of Bremerton lists a priority need of the community as increasing the availability and affordability of safe and decent rental housing for households earning 80% of median income or less. This statement fits in with the Authority’s goal of increasing the availability of decent, safe and affordable housing for those households earning less then 80% of median income.](#)

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

[Provide housing opportunities to the elderly](#)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

Number of Units: 32

Location: 912.01

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service &

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 20-8 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Bremerton (BHA)		Grant Type and Number Capital Fund Program Grant No: WA19P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	131,387			
3	1408 Management Improvements	377,000			
4	1410 Administration	131,387			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	537,100			
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000			
10	1460 Dwelling Structures	65,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	17,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,313,874			
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				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bremerton (BHA)		Grant Type and Number Capital Fund Program Grant No: WA19P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	Operations	1406	1	117,887				
	Sub Total			117,887				
HA-Wide Management Improvements	Resident Initiative	1408	6	150,000				
	Resident Training Programs	1408		117,000				
	Police Contract	1408	1	75,000				
	Sub Total			460,000				
HA-Wide Administration	Wages & Benefits	1410		131,387				
	Sub Total			131,387				
Westpark WA3-1 Fees and Cost	Pre-Development Services	1430		454,100				
	Sub Total			454,100				
Westpark WA3-1	Site Improvement/Erosion Control	1450		30,000				
Tara Heights WA3-8	Site Improvement/Erosion Control	1450		25,000				
	Sub Total			55,000				
Westpark WA3-1	Furnace Replacement	1460	5	10,000				
	Water Heater Replacement	1460	30	15,000				
	Roof Replacement	1460	14	40,000				
	Parking Lot Repairs			5,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bremerton (BHA)		Grant Type and Number Capital Fund Program Grant No: WA19P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Laundry Building Security			3,500				
	Mail box Replacement			5,000				
	Sub Total			78,500				
Westpark WA3-1	Relocation	1495.1	11	17,000				
	Sub Total			17,000				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Bremerton (BHA)		Grant Type and Number Capital Fund Program Grant No: WA19P003501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA –Wide							
Operations	9/30/07			9/30/09			
Management Improvements	9/30/07			9/30/09			
Administration	9/30/07			9/30/09			
Westpark WA3-1							
Fees & Cost	9/30/07			9/30/09			
Site Improvement	9/30/07			9/30/09			
Dwelling Structures	9/30/07			9/30/09			
Relocation	9/30/07			9/30/09			
Tara Heights WA3-8							
Site Improvement	9/30/07			9/30/09			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Bremerton (BHA)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 2006	Work Statement for Year 3 FFY Grant:501-07 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 2008	Work Statement for Year 5 FFY Grant:501-09 PHA FY: 2009
	Annual Statement				
HA-Wide		709,774	659,774	659,774	659,774
WA 003 Westpark		554,100	619,100	619,100	619,100
WA 008 Tara Heights		50,000	35,000	35,000	35,000
CFP Funds Listed for 5-year planning		1,313,874	1,313,874	1,313,874	1,313,874
Replacement Housing Factor Funds		0	0	0	0

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: PHA FY: 2008			Activities for Year: 5 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide Operations	Operations	131,387	HA-Wide Operations	Operations	131,387
HA-Wide Management Improvements	Resident Initiative Administration	150,000	HA-Wide Management Improvements	Resident Initiative Administration	150,000
	Resident Programs	50,000		Resident Programs	50,000
	Resident training	102,000		Resident training	102,000
	Police Contract	75,000		Police Contract	75,000
HA-Administration	Wages and Benefits	131,387	HA-Administration	Wages and Benefits	131,387
Westpark WA3-1	Developmemnt Fess & Cost	451,100	Westpark WA3-1	Developmemnt Fess & Cost	451,100
Westpark WA3-1	Site Improvement	15,000	Westpark WA3-1	Site Improvement	15,000
Tara Heights WA3-8	Site Improvement	10,000	Tara Heights WA3-8	Site Improvement	10,000
Westaprk WA 3-1	Unit Modernization	50,000	Westaprk WA 3-1	Unit Modernization	50,000
Tara Heights WA3-8	Unit Modernization	25,000	Tara Heights WA3-8	Unit Modernization	25,000
Westaprk WA3-1	Non-Dwelling Modernization	20,000	Westaprk WA3-1	Non-Dwelling Modernization	20,000
HA-Wide	Equipment Purchase	20,000	HA-Wide	Equipment Purchase	20,000
Westpark WA3-1	Demolition		Westpark WA3-1	Demolition	
Westpark WA3-1	Relocation		Westpark WA3-1	Relocation	
Westpark WA3-1	Development		Westpark WA3-1	Development	
Total CFP Estimated Cost		\$ 1,313,874			\$ 1,313,874

**Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name HOUSING AUTHORITY OF THE CITY OF BREMERTON	Comprehensive Grant Number WA19P003501-01	FFY of Grant Approval 2001
--	---	--------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 4 Performance & Evaluation Report for Program Year 2001
Final Performance & Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	289,132	289,132	289,132.00	289,132.00
3	1408 Management Improvements	129,297	135,381	135,381.01	135,381.01
4	1410 Administration	135,541	121,678	121,678.13	121,678.13
5	1411 Audit	1,300	1,300	1,300.00	1,300.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	516,247	567,265	567,264.94	567,264.94
8	1440 Site Acquisition				
9	1450 Site Improvement	183,000	148,931	148,930.98	148,930.98
10	1460 Dwelling Structures	146,247	175,861	175,861.17	175,861.17
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-Dwelling Structures	43,338	0	0.00	0.00
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	1,560	6,114	6,113.77	6,113.77
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (sum of lines 2-18)	1,445,662	1,445,662	1,445,662.00	1,445,662.00
20	Amount of line 19 Related to LBP Activities	664,054	749,240	749,239.88	749,239.88
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director & Date X Merrill Wallace II, PHM Date: 6/30/05	Signature of Public Housing Director/Office of Native American Programs Administrator & Date X
--	--

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. PHA Wide Operations	Operations expenses - 20% of grant	1406		289,132	289,132	289,132.00	289,132.00	
	SUBTOTAL			289,132	289,132	289,132.00	289,132.00	
2. PHA Wide Management Improvements	1. Staff training	1408		1,255	1,240	1,239.75	1,239.75	
	2. Economic development			9,817	9,817	9,816.62	9,816.62	
	3. Coordination of residents			60,825	60,825	60,825.00	60,825.00	
	4. Business analyst			0	6,110	6,109.64	6,109.64	
	5. QA program			0	0	0.00	0.00	
	6. Contracted consultants			1,400	1,390	1,390.00	1,390.00	
	7. Police contract			56,000	56,000	56,000.00	56,000.00	
	SUBTOTAL			129,297	135,381	135,381.01	135,381.01	
3. PHA Wide Administrative Costs	1. Modernization wages and benefits	1410		131,458	117,580	117,579.92	117,579.92	
	2. Travel for training			4,083	4,098	4,098.21	4,098.21	
	SUBTOTAL			135,541	121,678	121,678.13	121,678.13	
4. PHA Wide Audit Costs	Annual financial audit costs	1411		1,300	1,300	1,300.00	1,300.00	
	SUBTOTAL			1,300	1,300	1,300.00	1,300.00	
5. PHA Wide Fees and Costs	Abatement project management	1430		0	0			
	Westpark redevelopment costs			516,247	567,265	567,264.94	567,264.94	
	SUBTOTAL			516,247	567,265	567,264.94	567,264.94	
6. WA 3-1 Westpark	Erosion control and landscaping	1450		178,700	148,711	148,710.98	148,710.98	
	SUBTOTAL			178,700	148,711	148,710.98	148,710.98	
7. WA 3-8 Tara Heights	Erosion control and landscaping	1450		4,300	220	220.00	220.00	
	SUBTOTAL			4,300	220	220.00	220.00	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Merrill Wallace II, PHM

Date: 6/30/05

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
8. WA 3-1 Westpark	1. Abatement of hazardous waste materials in dwelling units.	1460	10	416	527.57	527.57	527.57	
	2. Retrofit units to meet local building/safety codes, energy efficiency and replace deteriorating conditions of existing buildings.		10	145,831	175,333.60	175,333.60	175,333.60	
	SUBTOTAL			146,247	175,861	175,861.17	175,861.17	
9. PHA Wide Non-Dwelling Structures	1. WPCC carpet replacement	1470		7,388	0.00	0.00	0.00	
	2. WPCC HVAC system installation			34,950	0.00	0.00	0.00	
	3. Administrative building HVAC system upgrade			1,000	0.00	0.00	0.00	
	SUBTOTAL			43,338	0	0.00	0.00	
10. WA 3-1 Relocation	Relocate families to abate lead from units	1495.1	10	1,560	6,114	6,113.77	6,113.77	
	SUBTOTAL				1,560	6,114	6,113.77	
	GRAND TOTAL			1,445,662	1,445,662	1,445,662.00	1,445,662.00	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date Merrill Wallace II, PHM Date: 6/30/05	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/Number HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
WA 3-1 Westpark	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
WA 3-8 Tara Heights	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
PHA Wide							
Management Improvements	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
Operations	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
Audit Costs	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
Administrative Costs	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
Non-Dwelling Structures	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected
Fees & Costs	9/30/2003	9/30/2003	9/30/2003	9/30/2005	9/30/2005	3/31/2005	Work completed sooner than expected

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Merrill Wallace II, PHM

Date: 4/1/04

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. PHA Wide Operations	Operations	1406		142,021	142,021	142,021.00	142,021.00	
	SUBTOTAL			142,021	142,021	142,021.00	142,021.00	
2. PHA Wide Management Improvements	a. Training for Mod/Maint staff to keep updated on rules and regulations.	1408		3,000	1,705	1,705.29	1,705.29	
	b. Coordination of resident activities.			36,565	40,315	40,315.22	40,315.22	
	c. Supplemental Law Enforcement			56,000				
	d. Administrative Support			40,400	4,855	4,854.84	4,854.84	
	e. Business analyst			63,000				
	SUBTOTAL			198,965	46,875	46,875.35	46,875.35	
3. PHA Wide Administrative	a. Modernization staff wages.	1410		71,227	71,227	71,227.00	71,227.00	
	b. Fringe benefits for Mod staff.			26,354	14,008	14,007.61	14,007.61	
	c. Travel for training.			5,000	2,356	2,356.17	2,356.17	
	SUBTOTAL			102,581	87,591	87,590.78	87,590.78	
4. PHA Wide Audit Costs	Audit costs	1411		1,300	1,300	1,300.00	0.00	
	SUBTOTAL			1,300	1,300	1,300.00	0.00	
5. PHA Wide Fees & Costs	a. Consultant for hazardous waste for LBP abatement.	1430		0				
	b. Construction Manager			0				
	c. Westpark redevelopment costs			841,791	1,015,006	1,015,005.69	415,524.90	
	SUBTOTAL			841,791	1,015,006	1,015,005.69	415,524.90	
6. WA 3-1 Westpark	a. Landscaping, erosion control	1450		132,556	127,421	127,421.18	127,421.18	
	SUBTOTAL			132,556	127,421	127,421.18	127,421.18	
7. WA 3-8 Tara Heights	Landscaping, erosion control	1450		1,000	0	0.00	0.00	
	SUBTOTAL			1,000	0	0.00	0.00	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Merrill Wallace II, PHM

Date: 6/30/05

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
8. WA 3-1 Westpark	a. Abatement of hazardous waste materials in dwelling units.	1460		0	0	0.00	0.00	
	b. Retrofit units to meet local building/safety codes, energy efficiency and replace deteriorating conditions of existing buildings.	1460		0	0	0.00	0.00	
	SUBTOTAL			0	0	0.00	0.00	
12. WA 3-1 Westpark	Relocate families to abate lead from units.	1495.1	27	0	0	0.00	0.00	
	SUBTOTAL			0	0	0.00	0.00	
13. PHA Wide Contingency	.6% of Annual Grant Amount			0	0	0.00		
	SUBTOTAL			0	0	0.00	0.00	
GRAND TOTAL				1,420,214	1,420,214	1,420,214.00	819,433.21	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
Merrill Wallace II, PHM	Date: 6/30/05

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/Number HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
WA 3-1 Westpark	9/30/2004			9/30/2006			
WA 3-8 Tara Heights	9/30/2004			9/30/2006			
PHA Wide Management Improvements	9/30/2004			9/30/2006			
Administrative	9/30/2004			9/30/2006			
Fees & Costs	9/30/2004			9/30/2006			
(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.							
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
Merrill Wallace II, PHM Date: 6/30/05							

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0157 (exp. 7/31/98)

**Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Office of Public and Indian

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. PHA Wide Operations	Operational expenses	1406		138,900	138,900	138,900.00	138,900.00	
	SUBTOTAL			138,900	138,900	138,900.00	138,900.00	
2. PHA Wide Management Improvements	a. Training for Mod/Maint staff to keep updated on rules and regulations.	1408		8,000	1,022	1,022.46	1,022.46	
	b. Coordination of resident activities.			42,296	76,887	76,887.04	76,887.04	
	c. Administrative Assistant			35,672	10,280	10,279.69	10,279.69	
	d. Systems Technician Assistant				1,353	1,353.16	1,353.16	
	e. Benefits			40,998	0			
	f. Supplemental law enforcement			59,895	64,604	64,603.74	64,603.74	
	g. Economic development							
	h. Software purchase and support							
	SUBTOTAL			186,861	154,146	154,146.09	154,146.09	
3. PHA Wide Administrative	a. Modernization staff wages.	1410		75,432	58,349	58,349.18	58,349.18	
	b. Fringe benefits for Mod staff.			28,018	0			
	c. Travel for training.			10,000	0			
	SUBTOTAL			113,450	58,349	58,349.18	58,349.18	
4. PHA Wide Audit Costs	Audit costs	1411		1,300	1,653	1,652.63	1,652.63	
	SUBTOTAL			1,300	1,653	1,652.63	1,652.63	
5. PHA Wide Fees & Costs	Westpark redevelopment costs	1430		510,486	612,336	612,336.02	0.00	
	SUBTOTAL			510,486	612,336	612,336.02	0.00	
6. WA 3-1 Westpark	a. Landscaping, erosion control	1450		29,250	46,700	46,699.50	46,699.50	
	b. Trainer wages and benefits			55,255	55,255	55,255.00	55,255.00	
	c. Trainee wages			73,000	67,164	67,163.58	67,163.58	
	SUBTOTAL			157,505	169,118	169,118.08	169,118.08	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date Merrill Wallace II, PHM Date: 6/30/05	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0157 (exp. 7/31/98)

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

Office of Public and Indian

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
7. WA 3-8 Tara Heights	Landscape and erosion control	1450		5,000	0.00	0.00	0.00	
	SUBTOTAL			5,000	0.00	0.00	0.00	
8. WA 3-1 Westpark	Roof replacement	1460	7 bldgs	21,000	0.00	0.00	0.00	
	SUBTOTAL			21,000	0.00	0.00	0.00	
9. WA 3-1 Westpark	a. HVAC improvements for the WPCC b. Carpet replacement for the WPCC c. Security system upgrade for administrative buildings	1470						
	SUBTOTAL			0	0.00	0.00	0.00	
10. WA 3-1 Westpark	Replacement reserves for the redevelopment of Westpark	1490			0.00	0.00	0.00	
	SUBTOTAL			0	0.00	0.00	0.00	
11. Contingency	8% of Annual Grant Amount	1502			0.00	0.00	0.00	
	SUBTOTAL			0	0	0.00	0.00	
	GRAND TOTAL			1,134,502	1,134,502	1,134,502.00	522,165.98	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date Merrill Wallace II, PHM Date: 6/30/05	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/Number HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
WA 3-1 Westpark	9/30/2005			9/30/2007			
WA 3-8 Tara Heights	9/30/2005			9/30/2007			
PHA Wide Management Improvements	9/30/2005			9/30/2007			
Administrative	9/30/2005			9/30/2007			
Fees & Costs	9/30/2005			9/30/2007			
(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.							
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
Merrill Wallace II, PHM Date: 6/30/05							

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. PHA Wide Operations	Operations expenses - 20% of grant	1406						
	SUBTOTAL			0	0	0.00	0.00	
2. PHA Wide Management Improvements	1. Staff training 2. Resident initiatives coordinator 3. Administrative assistant 4. Computer lab monitor 5. Program coordinator 6. Operations consultant 3. Police contract	1408		83,000 45,700 30,800 40,200 21,000 32,300		83,000.00 45,700.00 30,800.00 40,200.00 21,000.00 32,300.00		
	SUBTOTAL			253,000	0	253,000.00	0.00	
3. PHA Wide Administrative Costs	1. Modernization wages and benefits 2. Travel for training	1410		130,200				
	SUBTOTAL			130,200	0	0.00	0.00	
4. PHA Wide Audit Costs		1411		1,300				
	SUBTOTAL			1,300	0	0.00	0.00	
5. PHA Wide Fees and Costs		1430		433,990				
	SUBTOTAL			433,990	0	0.00	0.00	
6. WA 3-1 Westpark	1. Trainer wages and benefits 2. Trainee wages 3. Erosion control projects 4. Hazardous tree assessment & removal	1450	1 5	52,700 75,000 43,600 10,000		56,638.46 0.00 10,227.93 0.00	56,638.46 10,227.93 	
	SUBTOTAL			181,300	0	66,866.39	66,866.39	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date Merrill Wallace II, PHM Date: 6/30/05	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

Annual Statement / Performance and Evaluation
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/# HA - Wide Activities	General Description of Major Work Categories	Devel. Acct. Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
WA 3-8 Tara Heights	1. Establish a playground 2. Erosion control 3. Development entry improvements	1450	1	15,000 1,575 5,000		1,047.50 69.82	1,047.50 69.82	
	SUBTOTAL			21,575	0	1,117.32	1,117.32	
8. WA 3-1 Westpark	1. Trim painting at Searle Street 2. Roof replacement 3. Water heater replacement 4. Furnace replacement	1460	27 10 bldgs 30 20	3,000 30,000 7,500 32,000				
	SUBTOTAL			72,500	0	0.00	0.00	
9. WA 3-8 Tara Heights	Exterior painting	1460	21	30,000 0				
	SUBTOTAL			30,000	0	0.00	0.00	
10. PHA Wide Non-Dwelling Structures	1. WPCC exterior and siding repair 2. WPCC basketball court enclosure 3. WPCC basketball court resurfacing 4. Admin bldg security system upgrade 5. WPCC security system installation 6. Laundry room improvements 7. Install ADA doors at WPCC	1470		20,000 15,000 5,000 10,000 10,000 10,000 20,000		34,940.00 7,389.00	34,940.00 7,389.00	
	SUBTOTAL			90,000	0	42,329.00	42,329.00	
11. PHA Wide Non-Dwelling Equipment	Purchase 4 replacement vehicles	1475	4	100,009				
	SUBTOTAL			100,009	0	0.00	0.00	
	GRAND TOTAL			1,313,874	0	363,312.71	110,312.71	

(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date Merrill Wallace II, PHM Date: 6/30/05	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Name/Number HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
WA 3-1 Westpark	9/30/2006			9/30/2008			
WA 3-8 Tara Heights	9/30/2006			9/30/2008			
PHA Wide							
Management Improvements	9/30/2006			9/30/2008			
Operations	9/30/2006			9/30/2008			
Audit Costs	9/30/2006			9/30/2008			
Administrative Costs	9/30/2006			9/30/2008			
Non-Dwelling Structures	9/30/2006			9/30/2008			
Fees & Costs	9/30/2006			9/30/2008			
(1) to be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) to be completed for the Performance and Evaluation Report.							
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
Merrill Wallace II, PHM Date: 6/30/05							