

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
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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 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2006 (Fiscal year beginning 7-1-05)

Final
4-15-05

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.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Sedro Woolley

PHA Number: WA030

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units: **80**
Number of S8 units:

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:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006 - 2010

[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: (state mission here)

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

B. Goals

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

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

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

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

- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

The goals and objectives adopted by the Sedro Woolley Housing Authority are as follows:

Goal One: *Continue to utilize the public housing program, to the maximum extent possible, to serve as a safety net for Sedro Woolley's lowest income households.*

Objectives:

1. *Continue the focus of the public housing program, as outlined in the Authority's Admission policies, on very low-income households.*
2. *Ensure that at least 40% of annual vacancies are housed by families with incomes at or below 30% of median income.*

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

Objectives:

1. *Continue to achieve high performer status under HUD's Public Housing Assessment System that evaluates the physical, financial and management operations as well as the resident service and satisfaction elements of public housing operations.*
2. *Continue to improve operational productivity and efficiency through automation, staff training, operations streamlining and decentralized decision-making.*
3. *Develop effective financial and management reporting tools for asset management for both Hillsvieview and Cedar Grove Apartments.*
4. *Continue to improve customer satisfaction through a continued focus on clear, responsive and respectful interaction with public housing residents and the general public.*
5. *Fully develop and implement a revised Admissions and Occupancy Policy.*

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

Objectives:

1. *Replace interior lighting fixtures at both Hillsvieview and Cedar Grove with energy efficient fluorescent light fixtures in order to reduce energy consumption and costs.*
2. *Remodel the Community Building at Cedar Grove in order to create a usable community*

- space for the residents.*
3. *Complete the interior renovation of the kitchens and bathrooms at Cedar Grove to address the noticeable deterioration of kitchen and bath fixtures, cabinets and flooring resulting from approximately 35 years of use.*

NOTE: *In its Five Year Plan the Housing Authority reserves the right to exercise, to the fullest extent authorized by law, the ability to undertake any joint ventures, partnerships, subsidiaries or other business arrangements, as more specifically enumerated under Section 13 of the Housing Act of 1937, as amended. In addition, the Housing Authority reserves the right to implement revised policies and programs made possible under the Moving to Work demonstration contract signed between the King County Housing Authority (the managing agent of the SWHA) and HUD.*

Streamlined Annual PHA Plan PHA Fiscal Year 2006

[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.

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- | | |
|---|--------------------------|
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| <input type="checkbox"/> Capital Fund/CIAP P&E Report – FY 2002 | (Filename: wa030c01.doc) |
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| <input type="checkbox"/> Membership of Resident Advisory Board | (Filename: wa030g01.doc) |
| <input type="checkbox"/> Progress in Meeting 5-Year Mission/Goals | (Filename: wa030h01.doc) |

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)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Housing Authority elects not to provide this OPTIONAL summary

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			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	53		17
Extremely low income <=30% AMI	31	59%	
Very low income (>30% but <=50% AMI)	12	23%	
Low income (>50% but <80% AMI)	10	19%	
Families with children	28	53%	
Elderly families	11	21%	
Families with Disabilities	14	27%	
Race/ethnicity	51 Caucasian	97%	
Race/ethnicity	2 Hispanic	3%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	47%	14
2 BR	19	36%	2
3 BR	9	17%	0
4 BR	0		1
5 BR	0		0
5+ BR	0		0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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)

Overview of Strategies:

The Sedro Woolley Housing Authority (SWHA) shall continue to employ maintenance and management practices and policies that produce low turnover time for public housing units, minimizing the number of public housing units off-line at any given time. None of SWHA's public housing units are expected to be lost to the inventory or in need of replacement. SWHA does not administer a Section 8 program within the Sedro Woolley jurisdiction – the Skagit County Housing Authority administers a Section 8 program for the Sedro Woolley jurisdiction. SWHA shall continue to participate in the development of the State of Washington's Consolidated Plan, as needed and requested.

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

Select all that apply

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

Overview of Strategies:

SWHA does not administer a Section 8 program within the Sedro Woolley jurisdiction – the Skagit County Housing Authority administers a Section 8 program for the Sedro Woolley jurisdiction. If opportunities arise, SWHA may pursue housing resources that may increase the number of affordable housing units available.

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

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

Select all that apply

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

Overview of Strategies:

The Sedro Woolley Housing Authority currently exceeds federal targeting requirements for families at or below 30% of AMI within our public housing developments. Further, SWHA has adopted flat rent policies, based on market rate rental costs, for our public housing program, providing greater incentives for public housing residents to seek work. Further, SWHA has implemented the federal income exclusion / phase in for families entering the workforce. In lieu of administering its own Section 8 program, the SWHA has signed an agreement with the Skagit County Housing Authority which ensures access to the Section 8 Housing Assistance program for residents living within the Sedro Woolley jurisdiction.

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

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

Select all that apply

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

Overview of Strategies:

SWHA has adopted flat rent policies, based on market rate rental costs, for our public housing program, providing greater incentives for public housing residents to seek work.

Need: Specific Family Types: 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)
 - Continue to make Hillsvie Apartments available to elderly and disabled tenants by adopting a preference for such households over other single applicants.
 - Affirmatively marketing to local non-profits that assist the elderly when status of wait list indicates need for additional marketing.

Overview of Strategies:

SWHA has chosen not to seek designation of our 60 unit Hillsvie Apartments, our one public housing development for elderly and disabled tenants, for either elderly or disabled households. SWHA has adopted a preference for elderly and disabled households over other single applicants, maintaining Hillsvie Apartments as a resource for such households. If the wait list for SWHA's units indicates a need for additional marketing, SWHA will affirmatively market to local non-profit agencies that serve the elderly and families with disabilities. SWHA does not administer a Section 8 program within the Sedro Woolley jurisdiction – the Skagit County Housing Authority administers a Section 8 program for the Sedro Woolley jurisdiction. Therefore, SWHA would not be eligible to apply for special purpose vouchers targeted to the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - Continue to make Hillsvie Apartments available to elderly and disabled tenants by adopting a preference for such households over other single applicants.

Overview of Strategies:

SWHA has chosen not to seek designation of our 60 unit Hillsvie Apartments, our one public housing development for elderly and disabled tenants, for either elderly or disabled households. SWHA will adopt a preference for elderly and disabled households over other single applicants, maintaining Hillsvie Apartments as a resource for such households. If the wait list for SWHA's units indicates a need for additional marketing, SWHA will affirmatively market to local non-profit agencies that serve the elderly and families with disabilities. SWHA does not administer a Section 8 program within the Sedro Woolley jurisdiction – the Skagit County Housing Authority administers a Section 8 program for the Sedro Woolley jurisdiction. Therefore, SWHA would not be eligible to apply for special purpose vouchers targeted to families with disabilities. SWHA reasonable accommodation procedures provide for the modification of public housing units to serve the demonstrated needs of disabled households, as necessary and as requested.

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

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

Select if applicable

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

Overview of Strategies:

If the status of our wait list indicates a need for additional marketing in the future, the Sedro Woolley Housing Authority will continue to market its housing programs to groups and agencies serving diverse populations, including elderly populations, disabled households, and different racial groups, to ensure that all segments of the Sedro Woolley community have equitable information and access.

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)
 - Continue to make Hillsvie Apartments available to elderly and disabled tenants by adopting a preference for such households over other single applicants.
 - Affirmatively marketing to local non-profits and agencies serving diverse populations, including elderly populations disabled households and different racial groups.
 - Maintain a preference for households facing economic hardship, as well as those defined as homeless or moving from transitional housing facilities, with an emphasis on serving those below 30% of the median income.

Overview of Strategies:

SWHA does not administer a Section 8 program within the Sedro Woolley jurisdiction – the Skagit County Housing Authority administers a Section 8 program for the Sedro Woolley jurisdiction. In selecting tenants for Hillsvie Apartments, the Sedro Woolley Housing Authority will maintain a preference for elderly and disabled households over other single applicants, supporting the City’s goal of providing affordable housing for the elderly and those with special needs, including disabled households. In selecting tenants for Hillsvie Apartments and Sedro Grove I, II and III, the Sedro Woolley Housing Authority will maintain a preference for households facing economic hardship, as well as those defined as homeless or moving from transitional housing facilities. This policy supports the City’s goal of providing affordable housing for those with special needs, including low-income households, with an emphasis on serving those below 30% of the median income. If the status of our wait list indicates a need for additional marketing in the future, the Sedro Woolley Housing Authority will continue to market its housing programs to groups and agencies serving diverse populations, including elderly populations, disabled households, and different racial groups, to ensure that all segments of the Sedro Woolley community have equitable information and access.

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 2005 grants)		
a) Public Housing Operating Fund	160,000	
b) Public Housing Capital Fund	127,500	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2002 Capital Fund	0	
FY 2003 Capital Fund	0	
FY 2004 Capital Fund	53,719	<i>PH Capital Improvements</i>
3. Public Housing Dwelling Rental Income	175,000	<i>PH Operations</i>
4. Other income (list below)		
Laundry	3070	<i>PH Operations</i>
Tenant Charges	2876	<i>PH Operations</i>
Misc. Income	175	<i>PH Operations</i>
4. Non-federal sources (list below)		
Interest	3168	<i>PH Operations</i>
Total resources	525,508	

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)

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

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

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

- Eligibility for admission to the public housing program is limited to those applicants who:
- Qualify as a Family as defined in the Admissions and Occupancy Policy
- Qualify as Citizens, Nationals, or as Non-citizens who have eligible immigration status
- Provide a Social Security Number for each Family Member 6 years or older, or certification that they do not have one.
- Has a family size such that, according to the HA's occupancy standards, an appropriate size dwelling unit is available.
- Sign the required consent forms.
- In addition to basic eligibility for the public housing programs, the HA also reviews applicants to determine their suitability for the housing provided, as described in Section 4.C. of the Admissions and Occupancy Policy.

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

(2)Waiting List Organization

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

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

Applications are received, in person or by mail, at the Hillview Apartments Management office for both the family development (2, 3 and 4 bedroom units) and the Hillview Apartments (elderly/disabled development – all 1 bedroom units)

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **NO**
 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? ___ *N/A*

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

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?⁰
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

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

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)

- Request to move closer to special school or place of employment*
- Requests to meet identified needs for reasonable accommodation*
- Requests to move closer to family (elderly families only)*

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

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

Date and Time

Former Federal preferences:

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

As a housing authority with less than 100 units and only a one (1) family development, the SWHA is exempt from the regulations implemented under the Deconcentration rule.

- 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).

The Sedro Woolley Housing Authority does not administer a Section 8 program.

(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)
- 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)

(2) Waiting List Organization

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

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(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)

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)

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)

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?

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

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

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

c. Rents set at less than 30% 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) *N/A*

- 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) *N/A*

- 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)

N/A

- 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 - *if since last annual, family requested a review that resulted in a decrease in rent.*
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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)

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

B. Section 8 Tenant-Based Assistance

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

The Sedro Woolley Housing Authority does not administer a Section 8 program.

(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:
- 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:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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? ___

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:

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

(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 20__ - 20__.)



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Attached link...

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

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

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

A. Substantial Deviation from the 5-year Plan:

The Housing Authority considers a “substantial deviation” from the 5-year Plan as a discretionary change that alters the mission of the Housing Authority or significantly alters the written goals and objectives.

B. Significant Amendment or Modification to the Annual Plan:

The Housing Authority considers a “significant amendment or modification” as a discretionary change which results in a material change in the Authority’s rent or admissions policies which cover how applicants are selected for housing. In addition, a “significant amendment or modification” would include either of the following two (2) changes:

- The addition of new types of activities not previously included in the current PHDEP plan;*
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities not previously identified in the Agency Plan.*

NOTE: *An exception to the definitions of “substantial deviation” and “significant amendment or modification” shown above will be made to the extent that the modification is the result of changes in HUD regulatory requirements. In addition, the Housing Authority reserves the right to implement revised policies and programs made possible under the Moving to Work demonstration contract signed between the King County Housing Authority (the managing agent of the SWHA) and HUD. Such changes will not be considered a substantial deviation from the Five Year plan, nor a significant amendment or modification of the Annual Plan.*

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?

Comments requested, however, none were received.

If yes, provide the comments below:

- 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:

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:

Method of Selection:

Appointment

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

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: December 31, 2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Sharon Dillon, Mayor**

(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: (provide name here): *State of Washington*

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. (list below)
- Other: (list below)

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

The Sedro Woolley Housing Authority will consult with the appropriate Consolidated Plan agency, the Washington State Department of Community, Trade and Economic Development to finalize the PHA Plan and to ensure consistency between the Consolidated Plan and the PHA Plan. The Sedro Woolley Housing Authority will participate, where requested, in the future development of the Consolidated Plan to ensure actions and commitments within the PHA Plan and the Consolidated Plan remain consistent and mutually supportive. Objectives identified in the 2005-2009 Washington State Consolidated Plan which have been identified as supportive of this PHA Plan include:

- Increase the capacity of housing providers to develop and manage low-income housing more effectively and efficiently.*
- Increase the opportunities available to very-low income, homeless and special needs households to achieve stable, affordable housing.*

(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:)

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

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
XX	<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
XX	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
XX	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
XX	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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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
XX	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	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
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
XX	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
XX	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted 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
XX	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
XX	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
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	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
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	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
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	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
XX	<p>Other supporting documents (optional). List individually.</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Management Organization Chart</i> <input type="checkbox"/> <i>Facility Use Policy</i> <input type="checkbox"/> <i>Pet Policies for Mixed Population Development</i> <input type="checkbox"/> <i>Ross Grant Application – for previously listed report</i> <input type="checkbox"/> <i>Administrative Policies</i> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Capitalization Policy</i> <input type="checkbox"/> <i>Check Signing Policy</i> <input type="checkbox"/> <i>Disposition Policy</i> <input type="checkbox"/> <i>Fund Transfer Policy</i> <input type="checkbox"/> <i>Investment Policy</i> <input type="checkbox"/> <i>Procurement Policy</i> <input type="checkbox"/> <i>Human Resource Policies</i> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Personnel Policy</i> <input type="checkbox"/> <i>Ethics Policy</i> <input type="checkbox"/> <i>Workplace Violence Policy</i> <input type="checkbox"/> <i>Drug-Free Workplace Policy</i> <input type="checkbox"/> <i>Blood-borne Pathogen Policy</i> <input type="checkbox"/> <i>Hazardous Materials Policy</i> 	(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 Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-05 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				
3	1408 Management Improvements				
4	1410 Administration	12,750			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	98,750			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	127,500			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000			
27	Collateralization Expenses or Debt Service	0			

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 Sedro Woolley			Grant Type and Number Capital Fund Program Grant No: WA19P030501-05 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.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA 30-1 Cedar Grove	a) Interior Lighting Upgrade	1460	20	5,000	0.00	0.00	0.00	
	WA 30-1 Total			5,000	0.00	0.00	0.00	
WA 30-2 Hillsview	a) Interior and Common Areas Lighting upgrade.	1460		45,000	0.00	0.00	0.00	
	b) Common area flooring upgrade	1460		48,750	0.00	0.00	0.00	
	WA 30-2 Total			93,750	0.00	0.00	0.00	
	SUBTOTAL			98,750	0.00	0.00	0.00	
PHA WIDE	ADMINISTRATION							
	Advertising	1410		200				
	Administrative Salaries	1410		9,700				
	Administrative Benefits	1410		2,850				
	PHA wide Administration Total			12,750	0.00	0.00	0.00	
PHA WIDE	PLANNING							
	A & E Professional Services	1430		15,000				
	Building Permit Fees	1430		500				
	Sundry/Planning Costs	1430		500				
	PHA Wide Planning Total			16000	0.00	0.00	0.00	
	Total Funding Amount			127,500				

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 Sedro Woolley					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010	
WA 30-1 Cedar Grove	Annual Statement	95,000	50,000	95,000	95,000	
WA 03-2 Hillsview			45,000			
Total CFP Funds (Est.)		95,000	95,000	95,000	95,000	
Total Replacement Housing Factor Funds						

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SEE	WA 30-1 Cedar Grove	Remodel Comm. Bldg. At Site I	95,000	WA 30-1 Cedar Grove		
ANNUAL	WA 30-2 Hillsview			WA 30-2 Hillsview	Paint Stucco & Wood Trim	50,000
STATEMENT				WA 30-2 Hillsview	Replace Exterior Lighting & Outdoor Furniture	45,000
Total CFP Funds (Est.)			95,000			95,000
Activities for Year 1	Activities for Year : 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 20010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SEE	WA 30-1 Cedar Grove	Kitchen & Bathroom Renovation	95,000	WA 30-1 Cedar Grove	Kitchen & Bathroom Renovation	95,000
ANNUAL	WA 30-2 Hillsview			WA 30-2 Hillsview		
STATEMENT						
Total CFP Funds (Est.)			95,000			95,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	0.00	0.00	0.00	0.00
	Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	13,366.34	13,366.34	13,366.34	13,366.34
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	5,504.00	5,504.00	5,504.00	5,504.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	130,113.00	130,113.00	130,113.00	130,113.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	3,529.66	3,529.66	3,529.66	3,529.66
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1 - 19.)	152,513.00	152,513.00	152,513.00	152,513.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 20 Related to Security –Soft Costs	2,000.00	0.00	0.00	0.00
24	Amount of Line 20 related to Security-- Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
26	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

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

PHA Name: Housing Authority of the City of Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
WA 30-1 CEDAR GROVE Sites I, II, III	a) Replace Water main at Site I	1450		0.00	0.00	0.00	0.00	DEFFERED
	b) Asphalt overlay (Site I, II Parking Lot)	1450		0.00	0.00	0.00	0.00	DEFFERED
	c) Roof Fall Protection (Sites I, II, III)	1460		0.00	0.00	0.00	0.00	DEFFERED
	d) Install vinyl siding & windows/sliding glass doors for Bldgs. @ Site I, II, III (Partial Work)	1460	20	130,113.00	130,113.00	130,113.00	130,113.00	Moved from 1999 CIAP. WORK COMPLETED
	e) Install new smoke & carbon monoxide detectors & related work (supplement the original budget item for this work in 1999 CIAP)	1460		0.00	0.00	0.00	0.00	DELETED
	Subtotal			130,113.00	130,113.00	130,113.00	130,113.00	
PHA-WIDE	NON-DWELLING EQUIPMENT							
	a) Computer Hardware & Printer	1475	1	3,529.66	3,529.66	3,529.66	3,529.66	COMPLETED
	ADMINISTRATION							
	a) Non-technical Salaries	1410	3	10,999.33	10,999.33	10,999.23	10,999.33	
	b) Fringe benefits for staff	1410	3	1,860.67	1,860.67	1,860.67	1,860.67	
	c) Sundry ad. costs for public bidding	1410	Various	506.34	506.34	506.34	506.34	
	Subtotal			13,366.34	13,366.34	13,366.34	13,366.34	

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 Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Estimate	Revised Estimate	Obligated	Expended	
	PLANNING							
PHA-WIDE CONTINUED	a) Consultant A/E fees to prepare drawings & specifications	1450	Various	5,221.38	5,221.38	5,221.38	5,221.38	
	b) Sundry/Planning	1430	Various	282.62	282.62	282.62	282.62	
	c) Permit fees for const. projects	1430		0.00	0.00	0.00	0.00	
	d) Clerk-of-the-Works Inspection	1430		0.00	0.00	0.00	0.00	
	Subtotal			5,504.00	5,504.00	5,504.00	5,504.00	
	TOTAL FUNDING AMOUNT			<u>152,513.00</u>	<u>152,513.00</u>	<u>152,513.00</u>	<u>152,513.00</u>	

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 Sedro Woolley		Grant Type and Number Capital Fund Program No: WA 19P030501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WA 30-1 Cedar Grove I, II, III	03/31/02	6/30/02*	6/30/02	9/30/03	N/A	12/31/02	* NOTE: The funding obligation date was revised to reflect the 18-month implementation period from the actual quarter ending date when the Annual Contribution Contract (ACC) Amendment was approved by HUD (10/6/2000).

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	15,433.00	15,433.00	15,433.00	15,433.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,314.71	4,314.71	4,314.71	4,314.71
8	1440 Site Acquisition				
9	1450 Site Improvement	45,500.00	45,500.00	45,500.00	45,500.00
10	1460 Dwelling Structures	59,515.00	59,515.00	59,515.00	59,515.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	18,353.00	18,353.00	18,353.00	18,353.00
13	1475 Nondwelling Equipment	12,481.29	12,481.29	12,481.29	12,481.29
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	155,597	155,597.00	155,597.00	155,597.00
	Amount of line 20 Related to LBP Activities	0			
	Amount of line 20 Related to Section 504 compliance	0			
	Amount of line 20 Related to Security –Soft Costs	0			
	Amount of line 20 Related to Security—Hard Costs	20,000	20,000.00	20,000.00	20,000.00
	Amount of line 20 Related to Energy Conservation Measures	45,000	45,000.00	45,000.00	45,000.00
	Collateralization Expenses or Debt Service	0			

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

PHA Name: Housing Authority of the City of Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
WA 30-1 Cedar Grove	a) Install vinyl siding & windows/sliding glass doors at Site I, II, III (partial work)	1460	20	59,515.00	59,515.00	59,515.00	59,515.00	Completed	
	b) Install vinyl siding & windows/sliding glass doors at the Community Building	1470	1	18,353.00	18,353.00	18,353.00	18,353.00	Completed	
	SUBTOTAL			77,868.00	77,868.00	77,868.00	77,868.00		
PHA WIDE	ADMINISTRATION								
	Non-Technical Salaries	1410	3	12,783.09	12,783.09	12,783.09	12,783.09		
	Fringe Benefits	1410	3	2,416.91	2,416.91	2,416.91	2,416.91		
	Sundry/Advertising	1410	Various	233.00	233.00	233.00	233.00		
	SUBTOTAL	1410		15,433.00	15,433.00	15,433.00	15,433.00		
PHA WIDE	PLANNING	1430							
	A&E Professional Services	1430	Various	4,227.78	4,227.78	4,227.78	4,227.78		
	Building Permit Fees	1430	Various	0	0	0	0		
	Sundry/Planning Costs	1430	Various	86.93	86.93	86.93	86.93		
	Clerk-of-the-Works Inspection Fees	1430	1	0	0	0	0		
	SUBTOTAL	1430		4,314.71	4,314.71	4,314.71	4,314.71		

The following page is the additional work using leftover funds from a completed modernization program: (The additional work is moved from the approved 5-year plan and FY2002 CFP.)

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 Sedro Woolley			Grant Type and Number Capital Fund Program No: WA19P030501-01 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
WA 30-1 Cedar Grove Sites I, II, III	3/31/2003	6/30/03*	6/30/03	9/30/2004	N/A	12/31/03	* The funding obligation end date is revised due to the need to use the left over funds from a completed modernization program to do additional work at Hillsvievw Apartments.	
Administration	3/31/2003	6/30/03*	6/30/03	9/30/2004	N/A	12/31/03	The revised funding obligation date is also within HUD's 24-month obligation period.	
Planning	3/31/2003	6/30/03*	6/30/03	9/30/2004	N/A	12/31/03		
WA 30-2 Hillsvievw Apts.		6/30/03*	6/30/03	9/30/2004	N/A	12/31/03		

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	11,600	11,600	11,600	11,600
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,800	27,631	27,631	12,000
8	1440 Site Acquisition				
9	1450 Site Improvement	76,771	0	0	0
10	1460 Dwelling Structures	0	58,000	58,000	3,668
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	19,641	19,581	19,581	19,581
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	116,812	116,812	116,812	46,848
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Section 504 compliance	0	0	0	0
	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
	Amount of line 20 Related to Security—Hard Costs	0	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Housing Authority of the City of Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
WA 30-1 Cedar Grove Sites I, II, III	a) Install vinyl siding & replace windows/sliding glass doors (partial work)	1460	20	0	0	0	0	DELETED
	b) Replace gutters & downspouts	1460	20	0	0	0	0	DELETED
	c) Replace roofing and accessories	1460	3	76,771	58,000	58,000	3,668	Moved from CFP 2003
WA 30-2 HILLSVIEW	a) Replace Furniture in the Community Spaces	1475	1	19,641	19,581	19,581	19,581	COMPLETED
	SUBTOTAL			96,412	77,581	77,581	23,249	
PHA WIDE	ADMINISTRATION							
	Non-Technical Salaries	1410	3	8,800	8,608	8,608	8,608.30	
	Fringe Benefits	1410	3	2,300	2,348	2,348	2,347.56	
	Sundry/Advertising	1410	Various	500	644	644	644.14	
	SUBTOTAL	1410		11,600	11,600	11,600	11,600	
PHA WIDE	PLANNING	1430						
	A&E Professional Services	1430	Various	8,000	27,631	27,631	12,000	
	Building Permit Fees	1430	Various	500	0	0	0	
	Sundry/Planning Costs	1430	Various	300	0	0	0	
	Clerk-of-the-Works Inspection Fees	1430	1	0	0	0	0	
	SUBTOTAL	1430		8,800	27,631	27,631	12,000	
	Total Funding Amount			116,812	116,812	116,812	46,848	

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 Sedro Woolley			Grant Type and Number Capital Fund Program No: WA19P030501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
WA 30-1 Cedar Grove Sites I, II, III	6/30/2004		N/A	9/30/2006		N/A		
WA 30-2 Hillsview	6/30/2004		N/A	9/30/2006		N/A		
Administration	6/30/2004		N/A	9/30/2006		N/A		
Planning	6/30/2004		N/A	9/30/2006		N/A		

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	12,100	12,100	12,100	12,100
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,800	5,300	1,674	537.12
8	1440 Site Acquisition				
9	1450 Site Improvement	93,726	104,226	0	0
10	1460 Dwelling Structures	0	0		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	121,626	121,626	13,774	12,637.12
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Section 504 compliance	0	0	0	0
	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
	Amount of line 20 Related to Security—Hard Costs	0	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Housing Authority of the City of Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
WA 30-1 Cedar Grove	a) Replace roofing for all residential buildings at Site I,II, and III	1460	5	0	0	0	0	Moved to CFP2002	
Sites I, II, III	b) Replace roofing for the recreation building	1470	1	0	0	0	0	Moved to CFP 2002	
	c) Replace asphalt parking lot paving and water mains (Partial work)	1450	3	93,726	104,226	0	0		
	SUBTOTAL			93,726	104,226	0	0		
PHA WIDE	ADMINISTRATION								
	Non-Technical Salaries	1410	3	8,300	9,269	9,269	9,269		
	Fringe Benefits	1410	3	3,500	2,702	2,702	2,702		
	Sundry/Advertising	1410	Various	300	129	129	128.73		
	SUBTOTAL	1410		12,100	12,100	12,100	12,100		
PHA WIDE	PLANNING	1430							
	A&E Professional Services	1430	Various	12,000	5,000	1,674	537.12		
	Building Permit Fees	1430	Various	500	0	0	0		
	Sundry/Planning Costs	1430	Various	300	300	0	0		
	Clerk-of-the-Works Inspection Fees	1430	1	3,000	0	0	0		
	SUBTOTAL	1430		15,800	5,300	1,674	537.12		
	Total Funding Amount			121,626	121,626	13,774	12,637.12		

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 Sedro Woolley		Grant Type and Number Capital Fund Program No: WA19P030501-03 Replacement Housing Factor No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WA 30-1 Cedar Grove Sites I, II, III	9/16/2005			9/16/2007			
Administration	9/16/2005			9/16/2007			
Planning	9/16/2005			9/16/2007			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	2,400	2,400	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	21,839	21,839	0	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	24,239	24,239.00	0	0
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Section 504 compliance	0	0	0	0
	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
	Amount of line 20 Related to Security—Hard Costs	0	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Housing Authority of the City of Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
WA 30-1 Cedar Grove		1460		0	0	0	0	
Sites I, II, III		1460		0	0	0	0	
	Replace asphalt parking lot paving and water mains (Partial work)	1450	3	21,839	21,839	0	0	
	SUBTOTAL			21,839	21,839	0	0	
PHA WIDE	ADMINISTRATION							
	Non-Technical Salaries	1410	1	1,800	1,800	0	0	
	Fringe Benefits	1410	1	600	600	0	0	
	Sundry/Advertising	1410		0	0	0	0	
	SUBTOTAL	1410		2,400	2,400	0	0	
PHA WIDE	PLANNING	1430						
	A&E Professional Services	1430						
	Building Permit Fees	1430						
	Sundry/Planning Costs	1430						
	Clerk-of-the-Works Inspection Fees	1430	1					
	SUBTOTAL	1430						
	Total Funding Amount			24,239	24,239	0	0	

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 Sedro Woolley		Grant Type and Number Capital Fund Program No: WA19P030502-03 Replacement Housing Factor No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WA 30-1 Cedar Grove Sites I, II, III	4/26/06			4/26/08			
Administration	4/26/06			4/26/08			
Planning	4/26/06			4/26/08			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Sedro Woolley	Grant Type and Number Capital Fund Program Grant No: WA19P030501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	13,400	13,400	13,200	9,485.32
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,800	2,800	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	118,097	118,097	0	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	134,297	134,297	13,200	9,485.32
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Section 504 compliance	0	0	0	0
	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
	Amount of line 20 Related to Security—Hard Costs	0	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Housing Authority of the City of Sedro Woolley		Grant Type and Number Capital Fund Program Grant No: WA19P030501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
WA 30-1 Cedar Grove Sites I, II, III								
	c) Replace asphalt parking lot paving and water mains (Partial work)	1450	3	118,097	118,097	0	0	
	SUBTOTAL			118,097	118,097	0	0	
PHA WIDE	ADMINISTRATION							
	Non-Technical Salaries	1410		10,000	10,000	10,000	8,423.76	
	Fringe Benefits	1410		3,200	3,200	3,200	1,061.56	
	Sundry/Advertising	1410		200	200	0		
	SUBTOTAL	1410		13,400	13,400	13,200	9,485.32	
PHA WIDE	PLANNING	1430						
	A&E Professional Services	1430		2,000	2,000	0	0	
	Building Permit Fees	1430		500	500	0	0	
	Sundry/Planning Costs	1430		300	300	0	0	
	Clerk-of-the-Works Inspection Fees	1430		0	0	0	0	
	SUBTOTAL	1430		2,800	2,800	0	02	
	Total Funding Amount			134,297	134,297	13,200	9,485.32	

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 Sedro Woolley		Grant Type and Number Capital Fund Program No: WA19P030501-04 Replacement Housing Factor No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WA 30-1 Cedar Grove Sites I, II, III	9/14/2006			9/14/2008			
Administration							
Planning							

Attachment G: Membership of the Resident Advisory Board or Boards

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

Sedro Woolley Housing Authority
Resident Advisory Board Members

Ms. Ada Wagner
Ms. Kristine Reeves
Ms. Grace Johnson



SWHA Annual Agency Plan Fiscal Year 2006

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

Goal One: *Continue to utilize the public housing program, to the maximum extent possible, to serve as a safety net for Sedro Woolley's lowest income households.*

Objectives:

1. Continue the focus of the public housing program, as outlined in the Authority's Admission policies, on very low-income households.
 - Continued to focus the Housing Authority's tenant selection process on those families on the waiting list who document the most urgent housing need, giving preference in housing opportunities to families who are homeless, displaced or, paying more than 50% of their income for rent and utilities.
2. Ensure that at least 40% of annual vacancies are housed by families with incomes at or below 30% of median income.
 - Over 92% of newly admitted Public Housing residents had incomes below 30% of the Area Median, far exceeding the minimum targeting requirements set by HUD.

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

Objectives:

1. Continue to achieve high performer status under HUD's Public Housing Assessment System that evaluates the physical, financial and management operations as well as the resident service and satisfaction elements of public housing operations.
 - Continued efforts to coordinate operations between Housing Management and Maintenance and the Resident and Administrative Services and Construction departments. This collaborative effort has allowed the Authority to ensure effective and efficient delivery of services to our clientele and has resulted in the Authority obtaining a score of 98.4% under HUD's Public Housing Assessment System and designation as a "High Performer" for the 12th consecutive year.
2. Continue to improve operational productivity and efficiency through automation, staff training, operations streamlining and decentralized decision-making.

- Improved productivity and efficiency through restructuring of the tenant screening process that allows staff immediate information regarding applicant qualifications for housing assistance. Revised verification requirements to streamline annual and interim review processes while maintaining the integrity of the information received. In addition, SWHA continued to move toward implementing project-based management and budgeting, through increased staff training and delegating responsibility to the Regional Property Manager for functions such as determining training and salary needs and making recommendations regarding capital improvements.
3. Develop effective financial and, management reporting tools for asset management for both Hillsvieview and Cedar Grove Apartments.
 - Utilizing features available in new computerized software, continued to make refine coding of information to allow capturing of data on a project specific basis. Continued to review systems, investigate and implement new processes to aide in further automation of development specific financial statements and develop long term capital needs assessments for all properties.
 4. Continue to improve customer satisfaction through a continued focus on clear, responsive and respectful interaction with public housing residents and the general public.
 - Focused on improving customer satisfaction and improved communications through continued interaction with residents and the Resident Advisory Board. Analyzed the results of HUD's Customer Satisfaction Survey to identify areas needing alteration to current processes. Provided training and information to staff regarding fair housing and reasonable accommodation and the need to understand and respond appropriately to cultural differences among the resident population.
 5. Fully develop and implement a revised Admissions and Occupancy Policy.
 - Implemented changes in the Admissions and Occupancy Policy in response to changes in federal regulations and in an effort to further streamline operations to ensure efficient and effective delivery of services to clientele.

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

Objectives:

1. Develop a five-year capital plan for Hillsvieview and Cedar Grove Apartments.
 - Completed development of and implemented a 5-year capital and plan (covering CFP years 2001-2005).
2. Continue to improve the safety features of Hillsvieview Apartments through completion of sprinkler installation.

- Utilizing funds available from HUD for the repair and modernization of units and systems, the SWHA has installed fire sprinklers at the Hillsvie Apartments. Work on this project was successfully completed during FY2004.
3. Improve resident satisfaction with public housing units through a five-year interior modernization program.
- During 2003 and 2004, the SWHA utilized funds available from HUD to address the urgent need for exterior renovations at SWHA's Cedar Grove sites. Improvements to the building envelope (installation of new siding, windows and roofing) were designed to produce savings through increased energy efficiency, increase "curb appeal" and improve the physical stability of the property.