

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

PHA Plans

Streamlined Annual Plan for Fiscal Year 2006

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

PHA Plan Agency Identification

PHA Name: Housing Authority of Snohomish County

PHA Number: WA039

PHA Fiscal Year Beginning: July 1, 2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Annual PHA Plan
PHA Fiscal Year 2006

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The need for additional Section 8, Public Housing and other forms of assisted housing is evidenced by the number of families needing assistance in Snohomish County as well as those currently on the waiting list. At least 18,200 households with incomes below 80% of the median need some sort of help with housing. Over 4,800 households are waiting for Section 8 or Public Housing, most of those are families with children, under 30% of the median income, and needing 1, 2 or 3 bedroom units. HASCO established a goal of 100 additional Section 8 vouchers during the next 5 years and an equal number of affordable housing units to help meet the need. These modest goals are based on the belief that congress will not allocate additional vouchers and that local conditions will drive the cost of existing housing too high to purchase them for affordable housing communities.

HASCO's goal will be to effectively as possible manage the voucher program during a period of diminishing federal resources and continue to serve the 2956 vouchers each year without reduction in program size. Toward that end, HASCO will carefully review the Section 8 payment standard each year with emphasis on conserving housing assistance payment funds. HASCO has set payment standards below 110% of the fair market rents where possible. With more scrutiny of the reasonable rent rule, HASCO has saved over \$400,000 in HAP funds over the last year. Voucher unit search has been reduced from 120 to 60 days and portability has been prohibited to areas with a higher payment standard. Occupancy standards are now under review.

Other cost saving measures will be explored as well to help stretch HAP funds. A locally funded rental assistance fund will be explored if it appears HASCO will be unable to assist the full 2956 voucher households. One exception was to research local rents for mobile home spaces and raise them to fairly assist this segment of Section 8 voucher

holders. However, HUD has indicated that a regional study would need to be completed with little or no interest from other housing authorities within the metro area. It is not likely that this goal will be pursued. HASCO will however establish a new goal of preserving existing manufactured housing communities when approached by the owner, tenants, or local government. Several such communities have been sold to developers recently leaving current residents with little or no option to move their homes or afford new homes in other communities.

The goal for additional affordable housing is reduced to 100 units over the next five years as the sales price of apartments and the costs of new construction in most cases soar above HASCO's ability to provide affordable housing for low-income families. HASCO has completed the purchase of the 120 unit Autumn Chase Apartments. Therefore, HASCO intends to increase the acquisition goal of 100 additional units during the 5 year period. These goals are coordinated with the Everett and Snohomish County Housing Consortium, a coalition of non-profit and public housing providers in the county. The consortium will be developing a local housing production plan that will include HASCO goals to assure maximum likelihood of successful funding applications for housing production/acquisition. The Snohomish County Consolidate Plan is also coordinated through this housing consortium.

HASCO will continue to carefully screen Public Housing applicants to assure that our residential communities remain a good and safe place to live. Although deconcentration and income mixing is not currently a problem, preference will be given when necessary to higher income families to assure a presence of working households in all family developments. Work is encouraged through the setting of flat rents as an incentive to retain working families. HASCO is exempt from HUD's rule on deconcentration because all of our Public Housing developments are under 100 units.

HASCO will rely on the Section 8 program to house the bulk of households with incomes below 30% of median income and shall attempt to exceed the federal mandate of 75% of households below that threshold. The wait list will continue to be first come first served. If the supply of vouchers permits, a series of set-aside vouchers that assists those with a disadvantage in accessing housing, such as the disabled, or programs aimed at upward mobility, such as Project Self-Sufficiency and the Sound Families Initiative, will continue. HASCO also plans to provide additional project based housing vouchers in support of the Sound families program, especially in mixed income developments where services are provided to residents. This program provides housing and support services to homeless parent(s) and their children. HASCO hopes to increase the number of Sound Families projects by at least 1 new or expanded project per year over the next 5 years. During the last year, HASCO added the Meadowdale Apartments and the Trinity Place projects to the Sound families total for 37 additional units of service enriched housing.

Assistance to the homeless is also provided through other HASCO programs. Vouchers from the Section 8 program are reserved for this population. HASCO is the grantee for the Shelter Plus Care program administered by the YWCA. Over 300 families receive help for their disability/homeless situation through the consortium of agencies participating in this program. If HUD funding is available, a goal is set to expand the

program by a project per year (of up to 20 units) for a total of 100 additional units over the 5 year period. To date, no additional funding has been made available for Shelter Plus Care, and this goal will likely be reduced over the 5 year period. HASCO will continue to participate in the Snohomish County Homeless Policy Task Force that coordinates homelessness planning issues including the 10 Year Plan to End Homelessness. The HASCO Board and staff have reviewed and commented on this draft and will be assisting with Plan implementation. HASCO has also hired an intern to work with the Task Force with plan review and implementation.

The physical needs assessment of HASCO's Public Housing units has been performed, including scattered sites. This provides HASCO with an accurate projection of the overall needs of these properties. Public Housing improvements are programmed through a 1 and 5 year action plan. During the 5 year plan, \$366,143 has expected from HUD each year to include HASCO-wide cost and property improvements (down from \$388,041 per year during the previous 5 years). Emphasis in 2005 through 2009 will be interior upgrades including replacement of carpet and vinyl, appliances, sinks and faucets, hot water tanks, roll in-showers, heating systems and light fixtures. Some interior upgrades will likely be postponed to address some liability issues such as fall protection and fire draft stops. In addition, it will be necessary to create a reserve for future capital replacement such as roof replacement.

HASCO has reviewed all 12 Public Housing developments for the potential of vouchering them out and renting the units to low-income households. The initial assessment reveals that all developments could be vouchered out and rented to families with incomes below 50% of the median and in some cases below 30% of the median income. HASCO's public housing stock is relatively new and in excellent condition, and will compete well with other rental properties in the community. A formal demonstration project proposal has been submitted to HUD in January, 2004 requesting that the Public Housing stock be allowed to voucher out. A combination of vouchers and private market rents would provide adequate income for effective maintenance and operation. HUD has not responded to this request. HASCO will put this goal on hold until the fate of HUD deep subsidy programs becomes more focused. HASCO is concerned that there must be adequate subsidies for the poorest of families. Only the HUD federal deep subsidy programs provide this assistance, and with the future of the Section 8 voucher program unclear, HASCO is not comfortable vouchering out Public Housing at this time.

HASCO has implemented the homeownership option available under the Housing Choice Voucher program, and welcomed the first homeowner in 2002. Up to 20 participants will be enrolled in the homeownership process per year, with a goal of at least 1 voucher supported household successfully purchasing a home annually and 5 Section 8 households purchasing without additional assistance. At least 25 other lower income households in the community will be helped annually to become first time homebuyers through HomeSight's SnoHome loan program. HASCO will complete a successful transfer of the program to HomeSight during the five year period.

The required number of Family Self- Sufficiency participants continues to decline, currently at 33 households. While HASCO has found this program to be very beneficial for residents, HUD financial constraints make expansion of the program infeasible. HASCO will continue to serve the required number of families until all of them have finished the program. As an alternative, HASCO is participating in the Snohomish County Individual Development Account (IDA) collaborative. Currently 11 residents are enrolled in this program with HASCO providing case management. IDA account holders are matched \$3 for every \$1 saved. Successful participants can use the proceeds of the IDA account to start a business, pursue a college education, or purchase a home. Additional IDA funds have been secured through United Way, and HASCO will assist clients to access new IDA slots.

HASCO also promotes homeownership through the single-family rehabilitation loan program to help families upgrade their homes. These low-income homeowners could in many instances lose their homes due to poor condition and inability to finance improvements. This program has helped almost 500 families with \$9 million in loans since 1980. A goal has been established to assist 40 homeowners to rehabilitate their homes per year over the next five year period. The first year goal will be attained this year.

The Public Housing Drug Elimination program, while no longer funded by HUD, remains a part of the HASCO work program. The strategy remains focused on prevention. Key elements include youth activities to deter drug or gang involvement such as Camp Fire, the Y Community Program, and skill building for parents to help them achieve self-sufficiency. Supplemental police services have been discontinued due to the lack of HUD funds.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration – Attachment A
- FY 2006 Capital Fund Program Annual Statement – Attachment B
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Voluntary Conversion Initial Assessment – Attachment BB

Optional Attachments:

- PHA Management Organizational Chart – Attachment C
- FY 2006 Capital Fund Program 5 Year Action Plan – Attachment D
- Public Housing Drug Elimination Program (PHDEP) Plan – Suspended per HUD instructions

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – Attachment F
- Other (List below, providing each attachment name)
 - Section 8 Homeownership Capacity Statement – Attachment G
 - Implementation of Community Service Requirements – Attachment H
 - Pet Ownership in Public Housing – Attachment I
 - Progress in Meeting the 5-Year Plan Mission and Goals – Attachment J
 - Resident Membership on the PHA Governing Board – Attachment K
 - Membership of the Resident Advisory Board – Attachment L
 - Project Based Vouchers – Attachment M

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans 504 Accessibility
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies Exempt

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality **	Access- ibility	Size *	Loca- tion
Income <= 30% of AMI	7078	5	5	4	5	4	4
Income >30% but <=50% of AMI	7154	5	5	3	5	4	4
Income >50% but <80% of AMI	6190	3	3	2	4	3	3
Elderly	3577	5	4	4	3	3	3
Families with Disabilities	6760	5	5	4	5	5	5
African American	352	5	5	4	5	4	4
Hispanic	530	5	5	5	5	4	4
Race/Ethnicity							
Race/Ethnicity							

* Size mismatch most acute among immigrant families

** Most severe problems in rural areas

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

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

Disability Resource Center of Snohomish County Estimate

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,148		425
Extremely low income <=30% AMI	2,588	82.2	
Very low income (>30% but <=50% AMI)	510	16.2	
Low income (>50% but <80% AMI)	50	1.6	
Families with children	1,637	52	

Housing Needs of Families on the Waiting List			
Elderly families	472	15	
Families with Disabilities	1057	33.6	
Black	307	9.8	
Native American	144	4.6	
Asian	160	5.1	
Hispanic	178	5.0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,663		27
Extremely low income <=30% AMI	1,367	82.2	
Very low income (>30% but <=50% AMI)	269	16.2	
Low income (>50% but <80% AMI)	27	1.6	

Families with children	865	52	
Elderly families	249	15	
Families with Disabilities	559	33.6	
Black	162	9.8	
Native American	76	4.6	
Asian	49	5.1	
Hispanic	83	5.0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	535	31.2	
2 BR	788	47.3	
3 BR	234	14.1	
4 BR	106	6.4	

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than Public Housing or Section 8 Tenant Based Assistance.
- Other: (list below)
 - Facilitate preservation of existing Section 8 Project Based developments.
 - Participate in the Everett and Snohomish County Housing Consortium.
 - Participate in the Homeless Policy Taskforce and implementation of the 10 Year plan to end homelessness.
 - Participate in the Sound Families Initiative and help create new or expanded supportive Housing projects.

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)
 - Project base housing vouchers in structures that provide a supportive environment to families with incomes below 30% of AMI.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Provide preference on the Section 8 waiting list for younger disabled applicants that reach the top of the public housing waiting list, since only one location is available (Robin Park) for these applicants.

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)
Include handicapped accessible unit data on the annual update of the Assisted Housing Inventory for Snohomish County.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	346,000	
b) Public Housing Capital Fund	340,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,750,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
Family Self-Sufficiency Coordinator	24,000	Program Coordination
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	675,000	PH Operations
Section 8 Interest on Reserves	0	
Public Housing Investment Income	8,000	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	26,143,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping

Other Credit

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? However, HASCO's resident population is currently composed of 70% of households with incomes below 30% of median income. This is currently a workable mix that HASCO will strive to maintain.

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 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
- House Rules
- Resident Handbook
- Briefing Video
- Screening Criteria

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Name and addresses of previous landlords if known. If the family owes money to the housing authority for previous damaged units or for other purposes.

(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: Because of a large number of vacancies in the community, extensions beyond the regular 60 days period will be granted as an accommodation of a disability or for special circumstances such as a medical condition that limits unit search.

(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? However, HASCO will review annually and attempt to keep the percentage of participants with incomes below 30% of median to around 83%.

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) Self-sufficiency; Mentally Ill; Developmentally Disabled; Terminally Ill; Homeless; Domestic Violence Victims; Frail Elderly; Sound Families Project Based Vouchers.

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

All preferences listed in #2 above have equal priority.

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)
Voucher allocations are provided to supportive services providers working with the special population. They market the program to their clients.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other As noted above, all income changes must be reported to the PHA. However, increases in income or accumulation of increases that equal or exceed 15% of gross family income results in rent adjustments.

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? However, the PHA does provide Individual Development Account (IDAs) opportunities to residents.

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Local rent and vacancy report conducted twice yearly in the Seattle metropolitan area.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

- b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
The payment standard is below 110% of FMR to help as many families as possible given HUD budget cuts to the Section 8 program.

- 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)
Declining HUD resources for the Section 8 voucher program
Utility rate changes
HASCO has completed a rent survey of mobile home park space rentals in the community and has asked HUD for a higher payment standard than currently provided.

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 06/30/05	Expected Turnover
Public Housing	253	4 per month
Section 8 Vouchers	2,956	25 per month
Section 8 Certificates		
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Self-Sufficiency 25 Mentally Ill 116 Developmentally Disabled 48 Terminally Ill 15 Homeless 42 Frail Elderly 12 Family Self-Sufficiency 43 Project Based Vouchers 85	25 per year 3 per month 2 per month 1 per month 2 per month 1 per month 4 per month 1 per month
Public Housing Drug Elimination Program (PHDEP)	253 Funds Exhausted 12/03	NA
Other Federal Programs(list individually)		
Rural Development	270	3 per month
Shelter Plus Care	300	4 per month
HOPWA	14	1 per month

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- Dwelling Lease and Statement of Charges
 - Grievance Procedures
 - Public Housing Video
 - Resident Handbook
 - Admissions and Continued Occupancy Plan
 - House Rules

- (2) Section 8 Management: (list below)
- Administrative Plan
 - Family Self Sufficiency Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below: None

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below: None

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment. B: Annual Statement Performance and Evaluation Report Comprehensive Grant Program, Parts I, II and III.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment. D. Five-Year Action Plan, Parts I, II and III.

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

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

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:	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description

1a. Development name: Pinewood, Robin Park, North Terrace, Stevens Circle, Alderwood, Centerwood, Maplewood, Scattered Sites, East Terrace, Cedar Grove, Millwood Estates

1b. Development (project) number: WA039003 #008, 004, 005, 006, 007, 010, 011, 014 & 015, 017 & 020, 019, 021

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)
Request submitted to HUD using alternate criteria. HASCO may not further pursue this goal until the future of HUD deep subsidy programs becomes more focused.

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (21/01/2004)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

See Required Attachment BB

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description: This program is under development. Initial eligibility criteria parameters are as follows:

Minimum HUD requirements

1. Family must be income-eligible, i.e. below the maximum income cutoff.
2. Gross family income must be at least two times the voucher payment standard.
3. Head of household or spouse must have been continuously employ full-time for at least one year prior to receiving homeownership assistance, except for elderly/disabled families.
4. Family must have completed homeownership education and counseling.
5. There is no previous default on a mortgage obtained through the homeownership option.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

1. Family must have sufficient income to pay homeownership and other family expenses.
2. Only 30-year fixed-rate mortgages are allowed.
3. Homebuyers must contribute \$2,500 or 2% of the purchase price, whichever is greater. Additional funds may be received in a gift.
4. Family must be a first-time homebuyer, i.e. have not owned a home in the last 3 years, or be a displaced homemaker.
5. Family must be able to document at least 2 years of employment in current line of work, unless elderly or disabled.
6. Family must have 12 months of clean credit with no late payments, delinquencies, judgments, claims or bankruptcies. Any bankruptcy must have been discharged for at least 2 years. Any previous foreclosure must have a "SOLD" justification.
7. Family must have reasonable expectation of future income growth, unless elderly or disabled.

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/23/99

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Shelter Plus Care</i>	<i>300</i>	<i>Specific Criteria</i>	<i>Administrator's Office / Other providers</i>	<i>S8 and LIPH Applicants</i>
<i>Project Self Sufficiency</i>	<i>25 year</i>	<i>Specific Criteria</i>	<i>Main office / Other providers</i>	<i>Section 8</i>
<i>Sound Families</i>	<i>25 year</i>	<i>Specific Criteria</i>	<i>Main office / Other providers</i>	<i>Section 8 Project Based Vouchers</i>
<i>Individual Development Accounts</i>	<i>5 year</i>	<i>Specific Criteria</i>	<i>Main office / Other providers</i>	<i>Public Housing or Section 8 residents</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	42	47 (10/01/05)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below) Issues of Public disorder which increases vulnerability to crime, i.e., neighbor conflict, lack of resident involvement.

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

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

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

Cedar Grove
Stevens Circle

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

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

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

Programs are offered at all complexes equally.

C. Coordination between PHA and the police

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

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

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

All developments received the above services.

D. Additional information as required by PHDEP/PHDEP Plan

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

Not Applicable per HUD FY2002 Instructions

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. E. The Housing Authority of Snohomish County Drug Elimination Plan.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) Snohomish County, Washington
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below) Joint public hearings were held by Snohomish County and HASCO to receive public input into the consolidated plan and the public housing agency plan. Also included in the hearings were the City of Everett and the Everett Housing Authority, the other consolidated/agency planning entities in our county. The Snohomish County Consolidated Plan staff participated in the Public Hearing held to receive input into this Plan.

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

The 2005 – 2009 Snohomish County Housing and Community Development Consolidated Plan was developed in close cooperation with the Housing Authority of Snohomish County as it developed its own agency plan. The strategies and objectives in the Consolidated Plan subsume those in the agency plan and the County is committed to continuing the availability of HUD CDBG funds on a competitive basis for eligible Authority activities.

ATTACHMENT A

PUBLIC HOUSING DECONCENTRATION POLICY

Component 3. (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Snohomish County	Grant Type and Number Capital Fund Program Grant No: WA 19P039501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/Emergencies **Revised Annual Statement (revision #)**

Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0.00	0.00	0.00
2	1406 Operations (Extraordinary Maintenance)	67,229	0.00	0.00	0.00
3	1408 Management Improvements	30,253	0.00	0.00	0.00
4	1410 Administration	13,446	0.00	0.00	0.00
5	1411 Audit	0	0.00	0.00	0.00
6	1415 Liquidated Damages	0	0.00	0.00	0.00
7	1430 Fees and Costs	1,150	0.00	0.00	0.00
8	1440 Site Acquisition	0	0.00	0.00	0.00
9	1450 Site Improvement	0	0.00	0.00	0.00
10	1460 Dwelling Structures	39,000	0.00	0.00	0.00
11	1465.1 Dwelling Equipment--Nonexpendable	0	0.00	0.00	0.00
12	1470 Nondwelling Structures	0	0.00	0.00	0.00
13	1475 Nondwelling Equipment	500	0.00	0.00	0.00
14	1485 Demolition	0	0.00	0.00	0.00
15	1490 Replacement Reserve	178,168	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0	0.00	0.00	0.00
17	1495.1 Relocation Costs	0	0.00	0.00	0.00
18	1499 Development Activities	0	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0	0.00	0.00	0.00
20	1502 Contingency	6,397	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	336,143	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0	0.00	0.00	0.00

Signature of Executive Director and Date	Signature of Public Housing Director/office of Native American Programs Administrator and Date
--	--

X X

1- To be completed for the Performance and evaluation report or a Revised annual Statement	
2- To Be completed for the Performance and Evaluation Report	Facsimile form HUD-52837 (10/96) Handbook 7485

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replaceent Housing Factor (CFP/CFPRHF)
Part II supporting Pages

PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
W A 39-004 Robin Park 30 Units	None		30	0.00				
W A 39-005 North Terrace 12 Units	None		12	0.00				
W A 39-006 Stevens Circle 19 Units	New Roof in 2011	1490	19	60,000.00				
W A 39-007 Alderwood 25 Units	New Roof in 2011	1490	25	66,000.00				
W A 39-008 W A 39-003 Pinewood 25 Units	Carpet & VCT Floor Repair & Replacment	1460	25	22,000.00				
W A 39-010 Centerwood 20 Units	Carpet & VCT Floor Repair & Replacment	1460	20	17,000.00				
W A 39-011 Maplewood 15 Units	New Roof in 2011	1490	15	52,168.00				
W A 39-014 Scattered Sites 6 Units	None		6	0.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replaceent Housing Factor (CFP/CFPRHF)
Part II supporting Pages

PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WA 39-015 Scattered Sites 4 Units	None		4	0.00				
WA 39-017 East Terrace I 26 Units	None		26	0.00				
WA 39-019 Cedar Grove 28 Units	None		28	0.00				
WA 39-020 East Terrace II 4 Units	None		4	0.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replaceent Housing Factor (CFP/CFPRHF)
Part II supporting Pages

PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE								
Operations	Operations (Extraordinary Maintenance)	1406	1	67,229.00	0.00			
Management Improvements	Resident Training Programs	1408	1	15,126.00	0.00			
	Resident Training	1408	1	11,765.00	0.00			
	Capital Fund Training	1408	4	1,681.00	0.00			
	Maintenace Skills Training	1408	2	1,681.00	0.00			
Nontechnical Salaries	Staff Salaries	1410.1	3	9,412.00	0.00			
	Staff Benefits	1410.9	3	4,034.00	0.00			
Sundry	Advertisement	1430.9	1	250.00	0.00			
Permit	Permit Fees	1430.6	1	900.00	0.00			
	Computer Equipment	1475	1	500.00	0.00			
Contingency	Contingency	1502	1	6,397.00	0.00			
				336,143.00				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replaceent Housing Factor (CFP/CFPRHF)

Part II supporting Pages

PHA Name: Housing Authority of Snohomish County		Grant Type and Number Capital Fund Program Grant No: WA19P039501-06 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006
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	
WA39-004 Robin Park	9/17/2008			9/16/2010			
WA39-005 North Terrace	9/17/2008			9/16/2010			
WA39-006Stevens Circle	9/17/2008			9/16/2010			
WA39-007 Alderwood	9/17/2008			9/16/2010			
WA39-008 Pinewood	9/17/2008			9/16/2010			
WA39-010 Centerwood	9/17/2008			9/16/2010			
WA39-011 Maplewood	9/17/2008			9/16/2010			
WA39-014 Scattered Site	9/17/2008			9/16/2010			
WA39-015 Scattered Site	9/17/2008			9/16/2010			
WA39-017 East Terrace I	9/17/2008			9/16/2010			
WA39-019 Cedar Grove	9/17/2008			9/16/2010			
WA39-020 East Terrace II	9/17/2008			9/16/2010			
Resident Resource Coordinator	9/17/2008			9/16/2010			
Resident Training Program	9/17/2008			9/16/2010			
Maintenance Mgmt.Training	9/17/2008			9/16/2010			
Maintenance Skills Training	9/17/2008			9/16/2010			
Staff Salaries	9/17/2008			9/16/2010			
Staff Benefits	9/17/2008			9/16/2010			
Advertisement	9/17/2008			9/16/2010			
Permit Fees	9/17/2008			9/16/2010			
Contingency	9/17/2008			9/16/2010			
Non-dwelling Equipment	9/17/2008			9/16/2010			

Capital Fund Program Five -year Action Plan

Part I: Summary

PHA Name: Housing Authority of Snohomish County		<input checked="" type="checkbox"/> Original 5-year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
WA39-004 Robin Park		0	8,000	33,000	25,000
WA39-005 North Terrace		0	0	35,295	27,000
WA39-006 Stevens Circle		0	75,000	11,000	64,000
WA39-007 Alderwood		0	25,295	38,000	52,000
WA39-008 Pinewood		65,000	9,000	47,000	17,000
WA39-010 Centerwood		82,295	0	10,000	32,295
WA39-011 Maplewood		0	0	5,000	10,000
WA39-014 Scattered Site		0	10,000	16,000	0
WA39-015 Scattered Site		0	44,000	12,000	0
WA39-017 East Terrace I		0	56,000	5,000	0
WA39-019 Cedar Grove		80,000	0	15,000	0
WA39-020 East Terrace II		0	0	0	0
Physical Improvements Subtotal		227,295	227,295	227,295	227,295

Capital Fund Program Five -year Action Plan

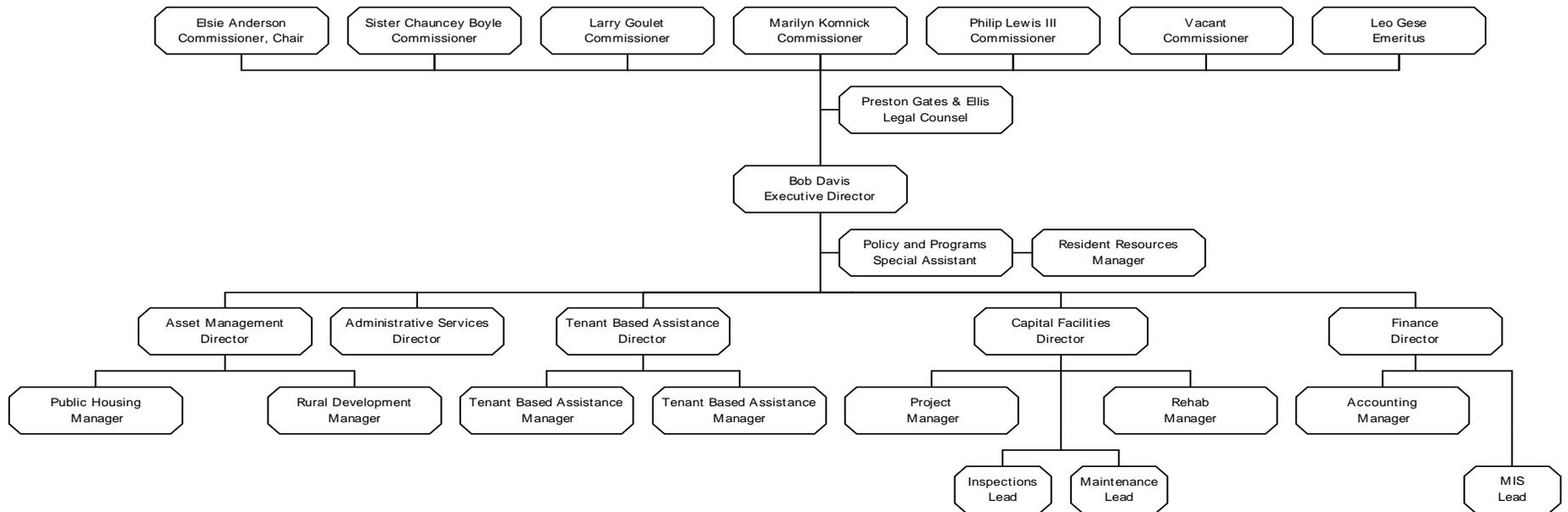
Part I: Summary

PHA Name: Housing Authority of Snohomish County		<input checked="" type="checkbox"/> Original 5-year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
HA-Wide					
Management Improvements		30,253	30,253	30,253	30,253
HA-Wide Nondwelling Structures and Equipment					
Administration		13,446	13,446	13,446	13,446
Other		8,047	8,047	8,047	8,047
Operations (Extraordinary Maintenance)		67,229	67,229	67,229	67,229
CFP Funds Listed for 5-year planning		118,975	118,975	118,975	118,975
Replacement Housing Factor Funds					

HOUSING AUTHORITY OF SNOHOMISH COUNTY

Organization Chart by Function

April 2006



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

Activities For Year 1	Activities for Year 2 FFY Grant: 2007 PHA FY: 2008			Activities for Year 3 FFY Grant: 2008 PHA FY: 2009		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WA 39-004 Robin Park 30 Units			WA 39-004 Robin Park 30 Units		
Annual Statement				Elastimarc Deck Coating	1460	\$8,000
	WA 39-005 North Terrace 12 Units			WA 39-005 North Terrace 12 Units		
	WA 39-006 Stevens Circle 19 Units			WA 39-006 Stevens Circle 19 Units		
				New Windows	1460	\$40,000
				Exterior Painting	1460	\$35,000
	WA 39-007 Alderwood 25 Units			WA 39-007 Alderwood 25 Units		
				Dumpster Enclosure	1450	\$5,295
				Landscaping	1450	\$20,000
	WA 39-008 Pinewood 25 Units			WA 39-008 Pinewood 25 Units		
	Roof Replacement in 2011	1490	\$65,000	Community Bldg. Repairs	1470	\$9,000
	WA 39-010 Centerwood 20 Units			WA 39-010 Centerwood 20 Units		
	New Roof	1460	\$60,000			
	Sky Lighty Replacement	1460	\$22,295			
	WA 39-011 Maplewood 15 Units			WA 39-011 Maplewood 15 Units		
	WA 39-014 Scattered Sites 6 Units			WA 39-014 Scattered Sites 6 Units		
				Exterior Painting	1460	\$10,000

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

Activities For Year 1	Activities For Year 4 FFY Grant: 2009 PHA FY: 2010			Activities For Year 5 FFY Grant: 2010 PHA FY: 2011		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WA 39-004 Robin Park 30 Units			WA 39-004 Robin Park 30 Units		
	Concrete Repairs	1450	\$8,000	New Appliances	1475	\$25,000
Annual	Tree Removal	1450	\$4,000			
	ADA Improvements	1460	\$15,000			
	Landscaping	1450	\$6,000			
	WA 39-005 North Terrace 12 Units			WA 39-005 North Terrace 12 Units		
	Window Replacement	1460	\$22,000	New Appliances	1475	\$18,000
	Landscaping	1450	\$6,000	Hot Water Tanks	1460	\$9,000
	ADA Improvements	1460	\$5,000			
	Laundry Room	1470	\$2,295			
	WA 39-006 Stevens Circle 19 Units			WA 39-006 Stevens Circle 19 Units		
	Bathroom Fans W/Timer	1460	\$6,000	Appliances	1475	\$15,000
	Gutters & Downspouts	1460	\$5,000	Exterior Painting	1460	\$35,000
				Hot Water Tanks	1460	\$14,000
	WA 39-007 Alderwood 25 Units			WA 39-007 Alderwood 25 Units		
	Carpet & Vinyl	1460	\$20,000	Appliances	1475	\$17,000
	Community Bldg. Repairs	1470	\$8,000	Exterior Painting	1460	\$35,000
	ADA Improvements	1460	\$10,000			
	WA 39-008 Pinewood 25 Units			WA 39-008 Pinewood 25 Units		
	Roof & Siding Thermal & Moisture Coating	1460	\$35,000	Appliances	1475	\$17,000
	ADA Improvements	1460	\$4,000			
	Concrete Repairs	1450	\$8,000			

ATTACHMENT F

COMMENTS OF RESIDENT ADVISORY BOARD OR BOARDS

No comments were received from the public, residents, or the Resident Advisory Board during the 45-day comment period or during the Public Hearing, conducted on March 22, 2006.

ATTACHMENT G

SECTION 8 HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT

Snohomish County's median home price reached \$299,000 in the fall of 2005, requiring an income of over \$88,100 to purchase. Families below median income are increasingly priced out of the market. Regionally, the affordability gap for the typical modest wage earner in the Puget Sound region exceeds \$61,000.

Recognizing this trend, the Housing Authority initiated a first-time homebuyer program in 1992. Since 1996, the Authority has partnered with HomeSight, a nonprofit HUD certified counseling agency to offer homebuyer education and one-on-one counseling. In 1999 that partnership began offering purchase assistance from a revolving loan fund. The Authority is currently involved in its fifth development project that combines education, purchase assistance and quality, affordable homes for working families.

HOMEBUYER EDUCATION & FINANCIAL COUNSELING

HomeSight provides a comprehensive homebuyer education, counseling and loan underwriting program. All prospective buyers are required to complete this HUD-certified program which provides twice the number of training hours required by the Washington State Housing Finance Commission. Classes in the financial series cover predatory lending tactics, real estate documents, budgeting, credit repair, investments and estate planning, and home, neighborhood and community maintenance. During two hour one-on-one counseling sessions, HomeSight staff review applications, calculate buyers' affordability, assess credit reports and create savings and action plans. The Authority and HomeSight have provided purchase assistance to more than 210 first-time home buyers and assisted many more with homebuyer education, most of whom have purchased homes without assistance.

REVOLVING LOAN FUND

Purchase assistance loans of up to \$35,000 are available with low interest and deferred payment schedules to buyers below 80 percent of HUD area median income. Buyers must save \$2,500 or 2% of the purchase price of their home (whichever is greater) for their down payment. Their first mortgages are provided by one of eight local participating lenders. Terms of the purchase assistance loans are structured to create a very minimal burden. In most cases the maximum assistance provided is \$45,000. (Buyers receive a second mortgage of \$10,000 amortized over 30 years at 5 percent interest. A third mortgage for the remaining \$35,000 is offered at 4% interest and deferred entirely for eight years.) In year nine the family begins making interest-only payments and in year 31 begins making payments on principle and interest of \$550 a month.

In 2003, HomeSight launched the Puget Sound Revolving Loan Fund to attract private lender and foundation investment and to allow the amortizing second mortgages to be sold to a secondary market source, Neighborhood Housing Services of America. With agreements with each of its funders, the Housing Authority is investing its SnoHome loan portfolio, valued at approximately \$4 million in the Puget Sound Revolving Loan Fund.

SECTION 8 HOMEOWNERSHIP

The Housing Authority of Snohomish County and Everett Housing Authority have more than 25 Section 8 clients actively working toward homeownership with HomeSight through the Section 8 HomeOwnership program. These clients are required to complete the homebuyer education and

counseling program, including saving \$2,500 or 2% of the purchase price of the home for their down payment. HomeSite provides up to \$35,000 in purchase assistance. This maximum loan limit has been raised in some specific instances where family size made purchase of a larger home necessary. For Section 8 clients the entire loan is amortized at 5 percent with payments set at the initial value of the voucher, provided the voucher can be reasonably expected to pay off the entire loan. The first Section 8 family to purchase a home in Snohomish County closed their purchase in August of 2002. Both parents of the family of four are disabled. The Authority offers translation services for buyers who do not speak fluent English and an individualized education program for developmentally disabled buyers. A grant to HomeSight from the Neighborhood Reinvestment Corporation for \$400,000 guarantees purchase assistance funds specifically for Snohomish County Section 8 buyers. Snohomish County has helped 5 homebuyers purchase homes through the Section 8 program.

DEVELOPMENTS

KOKANEE CREEK TOWNHOMES

In partnership with HomeSight, HASCO has completed 35 new townhomes for first-time buyers on Airport Road. These two-story manufactured homes combine a quality, affordable product with purchase assistance to make buying a first home possible for low-income families.

COMPLYING WITH COMMUNITY SERVICE REQUIREMENTS

The Housing Authority of Snohomish County is in full compliance with the community service requirements of the Quality Housing and Work Responsibility Act of 1998. Community Service Requirements were re-instituted in October of 2003 following mailings of community service requirement information, required forms and information on volunteer opportunities. Additionally, an informational meeting was held for all residents to answer specific questions and concerns. Housing authority staff continues to be able to work with residents individually to assist residents in complying with the community service requirement. New residents entering public housing are briefed on the requirement and are provided a community service informational packet and forms at lease up.

Review of compliance with the community service requirement is done at the time of the resident's annual public housing review. If clients have failed to comply per the QHWRA requirements clients are required to enter into a settlement agreement requiring them to complete the 96 hours of community service for the past year as well as the requirements for coming year. Per the requirements failure to comply with the settlement agreement will result in termination of the lease.

ATTACHMENT I

PET OWNERSHIP IN PUBLIC HOUSING

HASCO has adopted a pet policy in Public Housing and its provisions are now in effect. Pets are defined as “smaller domesticated animals; specifically dogs, cats, birds, fish or turtles”. The number of pets a resident may own is limited to a dog or cat, 2 birds or 2 turtles, or fish contained in a tank holding a maximum of 10 gallons of water. A resident with a dog or cat may also have birds or turtles as limited above.

Cats and dogs can't exceed 20 pounds or 18 inches at the withers, and must be on a leash while on the common grounds. Pets are not permitted in interior common areas such as community rooms or restrooms. Birds must be confined to a cage except for cleaning.

Pets must be registered with HASCO including a pet description and photo. Documentation of inoculation against rabies, distemper and parvo virus must be provided. The pet must be licensed along with proof of neutering and spaying. Each pet owner must provide the name of an alternative care provider in case he/she is unable to provide care of the pet.

A non-refundable fee of \$150 is charged for each pet, and is used to defray the potential costs of pet damage. Charges during the tenancy for pet damage to the unit or common areas is not deducted from the fee, but is sent as a separate billing in conformance with the Schedule of Charges. Pet owners must sign a copy of the pet policy and the Pet Rider to the lease.

Pet owners are charged with the responsibility of preventing pet damage to the unit or common areas and must not allow the pet to create a nuisance. Dog waste must be picked up immediately, enclosed in plastic, sealed and placed in the garbage container. Kitty litter or shavings must be disposed of in a similar way. Residents may not feed strays and visiting pets are prohibited.

Management maintains a record of complaints and notifies the resident of them. A second notice will advise the owner of potential lease termination if further complaints are received. Vicious pets are dealt with in a more expeditious manner. Pet owners showing irresponsibility may be prohibited from owning a pet in the future.

ATTACHMENT J

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

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

PHA Goal: Expand the supply of assisted housing.

Objectives:

Increase the supply of Section 8 vouchers by 100 over the 5-year period. **Progress:** HUD has not made new vouchers available again this year as Congress struggles with other funding priorities.

Prepare to implement the flexible housing voucher program. **Progress:** This goal is on hold, since HUD has not introduced this program yet.

Manage a decreasing supply of vouchers to serve as many families as possible. Explore a local rental assistance program. **Progress:** A local voucher program has not been explored yet. Cost saving measures to assist as many voucher holders as possible include reasonable rent scrutiny, established payment standard below 110% of the fair market rent, voucher unit search time reduced to 60 days, prohibit portability to areas with a higher payment standard, and occupancy standards are being reviewed.

Acquire 100 additional housing units over the next 5 years and construct 14 affordable housing units. **Progress:** During the first year of the 5 year period, the 120 unit Autumn Chase apartments have been acquired. **Increase this goal by another 100 units over the 5 year period.**

Construct 14 units of affordable housing at East Terrace and Fairview. **Progress:** Funding nearly acquired, complete construction by February 2007.

PHA Goal: Improve the quality of assisted housing

Objectives:

Implement project based budgeting for the Public Housing program. **Progress:** Project based budgeting will be implemented in 2007 by grouping Public Housing projects into 3 or 4 budgets.

Voucher out Family Public Housing and project base senior Public Housing Apartments. **Progress:** This goal is put on hold until deep subsidy programs from HUD become more focused.

PHA Goal: Increase assisted housing choices.

Objectives:

Complete the mobile home park space rental survey and adjust the fair market rent accordingly. **Progress:** HUD was unable to consider an increased space rent unless all of King/Snohomish Counties were studied. The objective will not be pursued.

Reach 20 voucher homeownership enrollees per year and assist 5 households to purchase a home using their voucher and 25 purchase without voucher assistance over the 5 year period. **Progress:** Over the last year, 16 Section 8 families enrolled to purchase a home with 2 families purchasing a home using their voucher and 8 families purchasing without a voucher. Overall, 48 households became first time homebuyers through the SnoHome Loan Program over the last year.

Successfully complete the transition of the SnoHome Loan Program to HomeSight. **Progress:** This transition is nearly complete.

Make 40 single family rehabilitation loans per year. **Progress:** 40 rehabilitation loans will be closed this year.

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

PHA Goal: Provide an improved living environment

Objectives:

Maintain or decrease the currently low level of criminal activity at Public Housing developments through improved drug elimination programs. **Progress:** Contracts for police/sheriff presence at all Public Housing developments ended in 2003 due to HUD's termination of the PHDEP program. Community room improvements and better outdoor lighting, both funded through PHDEP, have been completed. HASCO continues to provide on-site management and preventative activities and programs. On-site management has been replaced by a "roving property manager" in family Public Housing.

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:

Provide self-sufficiency planning support services to the required number of FS-S participants. For Public Housing, make 4 program referrals per month and at least 8 supportive services programs per year for both Public Housing and Section 8. Enroll 5 new clients in the IDA program. **Progress:** The 33 Family Self-Sufficiency participants had approved contracts, action plans, and support services provided to all. Through 2005, 42 FS-S graduates have purchased homes. There are 24 active escrow accounts, with 12 having balances of less than \$2,000, 5 with balances between \$1,000 and \$3,000, 5 of them having account balances of \$5,000 or more, and 2 with account balances greater than \$10,000. Thirteen graduates received a total of \$86,843 in escrow payments during the last year. Additional funds have been secured for more IDA account holders and HASCO will assist our clients to enroll in this program. Presently, 11 HASCO clients are enrolled in the IDA program.

Program referrals are estimated at 25 per month and at least 10 supportive services programs are provided including Camp Fire, Stranger Danger classes, Books For Kids, fire safety, and the new Y Community Program.

Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing. **Progress:** The contract between HASCO and Senior Services has been signed for 2006 and expanded to cover Section 8 clients and senior/disabled Public Housing residents as well.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

Include as many handicapped accessibility improvements as feasible in the 5-year capital improvements plan based on the handicapped physical needs assessment and transition plan prepared for HASCO properties. **Progress:** Emphasis for the next 5 years will include range hood controls, U-handles on cabinets, raised profile toilets, and repairs to existing roll in showers in the 18 Public Housing ADA units. Some Public Housing units will have new roll in showers installed. For Rural Development senior properties, lever style faucets, raised profile toilets, entry door ramps, auto doors in common areas, and more roll in showers will be provided. Some upgrades will be deferred until 2009 to resolve present liability issues such as fall protection and fire draft stops. A future capital replacement reserve will be established and earmarked for roof replacements.

Other PHA Goals and Objectives

Seven of the ten goals and objectives listed in the 5-year Plan were adopted by the Board of Commissioners prior to and independent of the Public Housing Agency Plan. They are not quantitative objectives. However, all of them are covered by at least one of the objectives stated above in the Annual Plan and progress is reviewed there. Three additional goals were added to the list: continue to support the Housing Consortium as they become the housing umbrella in Snohomish County; support the Office of Housing and Community Development as they implement housing policies set by the County Executive and County Council; and support the Sound Families program with project based vouchers. **Progress:** HASCO continues financial support to the Consortium and is a member of the steering committee. HASCO will support and help develop the proposed Housing Production Plan for Snohomish County which will be lead by the Office of Housing and Community Development and adopted by the Consortium. HASCO has added 37 project based vouchers to the Sound Families program over the last year.

Two new goals are established to address changing circumstances:

- Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government.

- Assist the community in implementing the 10 Year Plan to End Homelessness.

ATTACHMENT K

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Board of Commissioner Resident Member-Elsie Anderson, appointed January 2000

Method of Selection-Appointment by County Council following recruitment and interviews.

Term of appointment- 5 years

Ms. Anderson was reappointed for a second 5 year term on January 12, 2005

ATTACHMENT L

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD 2006

RESIDENTS

- ❖ Norma Brown
- ❖ Marti Calvert
- ❖ Lindsey Legaspi
- ❖ Larry Lloyd

HOUSING AUTHORITY OF SNOHOMISH COUNTY STAFF

- ❖ Pete Grodt ~ Policy and Programs Special Assistant
- ❖ Kari Hanson ~ Policy Analyst Intern
- ❖ Kristen Paynter ~ Policy Analyst Intern
- ❖ Cathy Schindler ~ Resident Resources Manager

ATTACHMENT M

PROJECT BASED VOUCHERS

The HASCO Board of Commissioners has adopted policies for implementation of Project Based Vouchers. The policies have been made part of the Section 8 Administrative Plan. HASCO will use up to 20% of the Section 8 funding available for this purpose. Preference for the project basing of units will be given to public or non-profit owners. All project-based commitments must be accompanied by supportive services to residents, provided by the owner either directly or in partnership with a supportive service provider. This housing/supportive services combination will more effectively serve disadvantaged segments of the low-income population than regular tenant based assistance.

Project based units sites will be selected consistent with the Agency Plan and furthering the goals of deconcentration of poverty and expanding housing and economic opportunities for low-income households. HASCO will give preference to mixed income developments and neighborhoods where there is not a significant concentration of poverty. In addition, HASCO will give preference to projects that reflect a concerted community effort to combine housing with supportive services that targets a segment of the low-income population needing this combination of assistance. The Sound Families Transitional Housing Program is such an example.