

PHA Plans

Streamlined Annual Version

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

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

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Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: Housing Authority of Snohomish County

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Snohomish County **PHA Number:** WA039

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 253 Number of S8 units: Number of public housing units:
 Number of S8 units: 2956

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

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

PHA Plan Contact Information:

Name: Peter Grodt Phone: (425) 290-8499 ext. 546
 TDD: (425) 290-5785 Email (if available): pete@hasco.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **No**

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 20

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:

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.

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

1. Continued referrals to HomeSight.
2. Continued information to Section 8 participants of homeownership opportunities.
3. Continued participation in the United Way Individual Development Accounts Collaborative and the homeownership option.
4. Continued work with FS-S clients on homeownership.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

HASCO's Partner Agency is: HomeSight
5117 Rainier Avenue
Seattle, WA 98118

A HUD approved housing counseling agency since 1990.

Demonstrating that it has other relevant experience (list experience below):

Homeownership has long been a focus of Snohomish County housing policy. In 1980, the County and the Housing Authority created the single-family rehabilitation loan program to help families upgrade their homes. This program has helped 600 families with almost \$13 million in loans.

In 1992, the Authority initiated a first-time homebuyer program by building 4 homes in the City of Arlington. This was followed by a 9-unit subdivision in the City of Lynnwood and by the award-winning Thomas Place Manufactured Housing Community (50 units) northeast of Mill Creek. In 1999, the Authority secured approval from HUD to sell 43 single-family homes and use the proceeds to purchase multi-family units in a mixed-income development. Also in 1999, Boyden Robinett & Associates, an Everett-based development firm, offered the Authority 4 homes in the Kellogg Village subdivision at prices well below market. This made it possible for the Authority to offer special financing to families buying their first homes. In 2001, the Authority purchased the 157-unit Markland Woods Apartments in the City of Mountlake Terrace and converted the units to condos for sale to existing tenants, young working families and retired empty nesters. By 2005, we sold out the 35-unit Kokanee Creek 2-story townhouse manufactured housing community developed by HomeSight in partnership with the Housing Authority.

In collaboration with the County and State, we completed the transfer of our homeownership loan and homebuyer education to HomeSight. Initiated in 1999, the SnoHome Loan Program assists first-time buyers to purchase homes anywhere on the private market in the County. The loan program helps bridge the gap between the County's rapidly escalating home prices and the more slowly increasing incomes of typical working families.

Since 1992, the Authority and HomeSight have assisted over 485 homebuyers to achieve homeownership in Snohomish County. Increasing homeownership for working families adds to the continuum of housing programs provided by the Authority. The full spectrum of needs is addressed from homelessness to the lack of affordably priced homes to buy.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

low utilization rate for vouchers due to lack of suitable rental units

- access to neighborhoods outside of high poverty areas
- other (describe below:)

Implementation of the 10 Year Plan to End Homelessness.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
 - No census tracts within the HASCO operating area are ineligible for project based assistance.
 - 12 project based units are expected in Mountlake Terrace; 7 in Monroe and 21 in South Snohomish County.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: 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 on its waiting lists 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 are conducted on the 5 year cycle by the four agencies in Snohomish County required to produce Consolidated Agency Plans: City of Everett, Everett Housing Authority, Snohomish County, and the Housing Authority of Snohomish County.

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

The following strategies were developed with the overall goal of maintaining and enhancing the housing continuum for homeless people, people with special housing needs, low-income renters, and low- and moderate-income homeowners and homebuyers in the County. The Snohomish County Consolidated Plan supports the Public Housing Agency Plan in the following ways:

Priority: Housing

Strategy H-1: Sustain, and increase to the extent possible with available funds, the number of subsidized rental apartments affordable to households with incomes of up to 80% of area median income, with emphasis on those at or below 50% of area median income, through:

- 1) new construction;
- 2) acquisition and/or rehabilitation of existing units;
- 3) provision of rent subsidies; and
- 4) Preservation and transition of for-profit housing units to non-profit ownership of HUD Section 8, or similarly subsidized housing, where there is the risk of converting to market-rate rents not affordable to low-income households.

Objectives for 2005 – 2009

Objective HO-1: Assist with the construction, acquisition, rehabilitation and/or preservation of to 1,200 multi-family housing units for low-income renters. The County anticipates that approximately 75% of the units will be affordable to households with less than 50% of the median income, and the balance largely affordable to households with incomes between 50% and 80% of the median.

Objective HO-2: Use current Section 8 rent subsidies to assist about 3,000 very low-income households each year. Administer the program as effectively as possible given reduced federal housing resources.

Activities to Achieve Objectives

Activity 1: County resources to achieve this objective will be provided through the CDBG and HOME consortia, and by the Housing Authority of Snohomish County (HASCO). Funding for development of additional units, or the preservation of existing affordable units, will derive from CDBG, HOME, and County Affordable Housing Trust Fund resources. The County currently runs an annual funding process, but will be considering other possible approaches. Housing providers have asked for more flexible timing of funding commitments in a housing market where development opportunities must be acted upon quickly. The County will also provide credit enhancements to HASCO for acquisition activities and HASCO will continue to provide tax-exempt bond funding for other nonprofit developers. HASCO will administer rental assistance for very low- and low-income households through the Section 8 Housing Assistance Payments program. HASCO currently provides rental assistance for just under 3,000 households. HASCO will seek additional vouchers annually, if provided by HUD.

Strategy H-2: Provide support for operations of existing homeless shelters and construction of needed shelters in under-served areas and for under-served populations. Increase the inventory of transitional housing for households needing assistance to move from homelessness into self-sufficiency. Continue to work in partnership with the Gates Foundation's "Sound Families" program to expand the inventory of transitional housing in Snohomish County.

Objectives for 2005 – 2009

Objective HO-4: Maintain the existing shelter and transitional housing system in order to serve about 3,000 homeless people each year.

Objective HO-5: Develop new shelter beds, transitional housing units, rent subsidies, and permanent housing for homeless people. Groups currently underserved are homeless families with children and homeless youth. Increase the supply of beds/units or rent subsidies so that by 2010 an additional 300 individuals can be assisted annually.

Objective HO-6: Continue to support the operation of facilities and programs providing shelter and services to homeless families and individuals, particularly the chronically homeless and those at risk for chronic homelessness.

Activities to Achieve Objectives

Activity 1: The needs of homeless people exist across the continuum of housing and support services. Recognizing that shelter, transitional housing, and affordable rental housing are all needed, the County will continue to support the development and operation of such projects. The County will emphasize development of transitional and permanent housing projects, particularly for families with children and youth.

Activity 2: The County will implement this priority using federal, state and local resources targeted for the homeless, including the Emergency Shelter Grant Program, the Supportive Housing Program, the Shelter Plus Care Program and the County's Affordable Housing Trust Fund. The County will also continue to work through the Snohomish County Homeless Policy Task Force and the Continuum of Care Plan to be responsive to the current and emerging needs of homeless people.

Activity 4: In partnership with the Snohomish County Homeless Policy Task Force, the County will aggressively implement, and continuously refine, its ten-year plan to end homelessness.

Strategy H-3: Provide support for the operations and development of transitional and permanent housing, and service programs for people with special needs, including: the elderly and frail elderly; chronically mentally ill; developmentally disabled; people with physical disabilities; people in recovery from substance abuse; people with HIV/AIDS; and victims of domestic violence.

Objectives for 2005 – 2009

Objective HO-7: Increase the supply of transitional and permanent units for special needs population by 500 over the next five years. These units are included in the 1,200 units to be added for very low-income households under Strategy H-1.

Objective HO-8: Maintain and increase rent subsidies, if provided by HUD, through the Section 8 and Shelter Plus Care programs, and continue to set aside Section 8 vouchers for people with special needs. If enough vouchers are available, assist about 3000 households over the next five years. Use of Section 8 program resources is conditioned, of course on whether the program is continued and, if so, at what level.

Objective HO-9: Provide support to service programs necessary for people living with special needs to live independently.

Activities to Achieve Objectives

Activity 1: The County will continue to use HOME and Affordable Housing Trust Fund resources to create permanent and transitional housing in apartment units and group homes for people with special needs.

Activity 2: Assuming the continued availability of Section 8 resources, HASCO will continue to provide rent subsidy programs for people with special needs. HASCO sets aside Section 8 vouchers for those moving toward self-sufficiency, the mentally ill, developmentally disabled, physically disabled, terminally ill, homeless, and frail elderly. HASCO is the grantee for the subsidies provided through the Shelter Plus Care and HOPWA programs in addition to these set asides.

Strategy H-4: Help low-income people to stay in their homes, and maintain the current housing stock, through home repair, rehabilitation, and weatherization services.

Objectives for 2005 – 2009

Objective HO-10: Provide housing rehabilitation loans to 200 low- and moderate-income homeowners at the rate of 40 per year.

Objective HO-11: Provide grants to 375 homeowners, at a rate of 75 households per year, to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.

Objective HO-12: Provide repairs or replacement of dangerous, failed or failing heating systems to 200 single-family, owner-occupied homes, at a rate of 40 homes per year, for households with incomes at or below 50% of the area median income.

Activities to Achieve Objectives

Activity 1: HASCO operates the Housing Rehabilitation Program that provides rehabilitation loans up to a maximum of \$40,000. The program is available to income-eligible homeowners living in the County outside of Everett. (The City of Everett's Community Housing Improvement Program serves Everett homeowners.) Low interest loans, deferred payment loans, and grants are available for critical health and safety repairs. The loans average per \$26,500. HASCO receives about \$1 million in CDBG/HOME funds each year from Snohomish County for this program.

Strategy H-5: Increase the incidence of homeownership using self-help construction, manufactured housing, homebuyer education, and mortgage assistance programs.

Objectives for 2005 – 2009

Objective HO-14: Provide 50 units for purchase by low- and moderate-income first-time homebuyers over five years.

Objective HO-15: Provide financing assistance for 70 first-time buyers.

Objective HO-16: Conduct homebuyer education classes for 5,000 potential buyers.

Activities to Achieve Objectives

Activity 2: HomeSight, a Seattle-based nonprofit organization, provides homebuyer education classes and a Combo Loan program (comprising a first mortgage through a private lender, a second mortgage from the private sector and a third mortgage with HOMEW and ADDI funds) to low-income, first-time homebuyers.

Activity 4: HASCO will continue the homeownership option under the Section 8 program during the next five years.

Strategy H-6: Improve the processes for utilizing the grant funds allocated to the County.

Objectives for 2005 – 2009

Objective HO-17: Enhance the financial and administrative rigor of the project review process with additional, outside financial analysis.

Objective HO-18: In conjunction with appropriate partners, seek to streamline the method to secure financing for low-income housing projects by coordinating all funding sources (federal, state, county) possible in a single application process.

Objective HO-19: Increase the predictability of housing production by providing stability and continuity in project funding.

Activities to Achieve Objectives

Activity 1: The County, working with affordable housing providers and the Housing Consortium of Everett and Snohomish County, will explore ways to revise the funding process to create more certainty of funding for providers and more timely funding commitments.

Strategy H-7: Enhance the resources that can be used for housing production.

Objectives 2005-2009

Objective HO-20: Maintain the County's CDBG float loan program to take prompt advantage of emergent opportunities to purchase sites for low-income housing in an environment that is highly competitive for all types of housing development.

Objective HO-21: Maintain the County's Affordable Housing Trust Fund and the State Housing Trust Fund.

Objective HO-22: Maintain equitable use of the state tax credit allocation by county housing providers.

Activities to Achieve Objectives

Activity 1: The County will continue to operate its CDBG float loan program and its Affordable Housing Trust Fund as additional local tools to facilitate acquisition and development of affordable housing.

Strategy H-8: Utilize the expertise of housing providers who will create a stable and well-maintained low-income housing stock to expand the subsidized housing inventory in the community.

Objectives 2005-2009

Objective HO-24: Review the financial strength housing providers for long-term organizational viability so that local dollars fund long-term community assets.

Objective HO-25: Strengthen community partnerships by rewarding links between housing providers and service agencies.

Objective HO-26: Build and maintain local capacity to efficiently produce and maintain housing.

Objective HO-27: Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

Activities to Achieve Objectives

Activity 2: The Public Funders Consortium will continue to coordinate asset management and assure projects are monitored for physical condition and participant qualifications.

Activity 3: The County will conduct periodic financial review of program activities to provide feedback and assistance for long-term stability of publicly funded projects.

14. Needs of Public Housing. The needs of public housing have been addressed above in section III. 10, "Market Analysis." In addition, the following table provides further data on housing need in the County.

Table 30

<i>Housing Needs of Families in the Jurisdiction by Family Type</i>							
Family Type	Overall	Afford- -ability	Supply	Qual- -ity**	Access -ibility	<i>Sizes*</i>	Location
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

* Size mismatch most acute among immigrant families

** Most severe problems in rural areas

15. Public Housing Strategy. Public housing agencies are required to prepare a 5-year agency plan that identifies the needs of public housing and sets forth a strategy for addressing those needs. The following, taken from HASCO’s Public Housing Agency Plan for fiscal years 2005-2009, summarizes the agency’s public housing strategy and is consistent with the Snohomish County 2005-2009 Housing and Community Development Consolidated Plan.

“The need for additional Section 8, Public Housing and other forms of assisted housing is evidenced by the numbers 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 4,000 households are waiting for Section 8 or Public Housing; most of those are families with children, under 30% of the median income, and needing 2 or 3 bedroom units. HASCO established aggressive goals of 100 additional Section 8 vouchers per year for the initial Public Housing Agency Plan and 100 additional affordable housing units annually to help meet the need.

“The picture for the foreseeable future makes these goals for the coming five years impractical. Congress has mandated HUD to reduce the costs of the Section 8 program. HASCO’s goal will be to effectively as possible manage the program during a period of diminishing federal resources and

continue to serve the 2986 vouchers each year without reduction in program size. 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 soar above HASCO's ability to provide affordable housing for low-income families. 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 Snohomish County Consolidate Plan is also coordinated through this planning 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.

"Assistance to the homeless is also provided through other HASCO programs. Vouchers from the Section 8 program also assist 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. 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 physical needs assessment of 210 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, \$388,041 has been requested from HUD each year to include HASCO-wide cost and property improvements. Emphasis in 2005 through 2009 will be interior upgrades including replacement of carpet and vinyl, appliances, sinks and faucets, hot water tanks, heating systems and light fixtures.

“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 most 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 will provide adequate income for effective maintenance and operation. No response from HUD has been provided to date. However, HASCO has set a goal to voucher out all Public Housing family units during the next 5 years.

“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 53 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 9 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.

“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 Public Housing Drug Elimination program, while defunded 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.”

Similar information for the Everett Housing Authority is available in the City of Everett’s Consolidated Plan. The full strategies for both authorities are available directly from the agencies themselves.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information	Annual Plan: Voluntary

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	required by HUD for Voluntary Conversion.	Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section <u>20</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

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			Federal FY of Grant:
		Capital Fund Program Grant No: WA 19P039501-07			2007
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision #)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0.00	0.00	0.00
2	1406 Operations (Extraordinary Maintenance)	60,478	0.00	0.00	0.00
3	1408 Management Improvements	27,216	0.00	0.00	0.00
4	1410 Administration	30,239	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	82,000	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	80,000	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	20,806	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	302,389	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

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
WA39-004 Robin Park 30 Units	None		30	0.00				
WA39-005 North Terrace 12 Units	None		12	0.00				
WA39-006 Stevens Circle 19 Units	None		19	0.00				
WA39-007 Alderwood 25 Units	None		25	0.00				
WA39-008 WA39-003 Pinewood 25 Units	None		25	0.00				
WA39-010 Centerwood 20 Units	New Roof and Skylights in 2007	1460	20	82,000.00				

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

WA39-011 Maplewood 15 Units	None		15	0.00				
WA39-014 Scattered Sites 6 Units	None		6	0.00				
WA39-015 Scattered Sites 4 Units	None		4	0.00				
WA39-017 East Terrace I 26 Units	None		26	0.00				
WA39-019 Cedar Grove 28 Units	New Roof in 2011	1490	28	80,000.00				
WA39-020 East Terrace II 4 Units	None		4	0.00				

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

**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: WA19P039501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	60,478.00	0.00			
Management Improvements	Resident Training Programs	1408	1	13,608.00	0.00			
	Resident Training	1408	1	10,584.00	0.00			
	Capital Fund Training	1408	4	1,512.00	0.00			
	Maintenace Skills Training	1408	2	1,512.00	0.00			
Nontechnical Salaries	Staff Salaries	1410.1	3	21,772.00	0.00			
	Staff Benefits	1410.9	3	8,467.00	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	20,806.00	0.00			

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

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: WA19P039501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
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	9/17/2009			9/16/2011			
WA39-005 North Terrace	9/17/2009			9/16/2011			
WA39-006Stevens Circle	9/17/2009			9/16/2011			
WA39-007 Alderwood	9/17/2009			9/16/2011			
WA39-008 Pinewood	9/17/2009			9/16/2011			
WA39-010 Centerwood	9/17/2009			9/16/2011			
WA39-011 Maplewood	9/17/2009			9/16/2011			
WA39-014 Scattered Site	9/17/2009			9/16/2011			
WA39-015 Scattered Site	9/17/2009			9/16/2011			
WA39-017 East Terrace I	9/17/2009			9/16/2011			
WA39-019 Cedar Grove	9/17/2009			9/16/2011			
WA39-020 East Terrace II	9/17/2009			9/16/2011			
Resident Resource Coordinator	9/17/2009			9/16/2011			
Resident Training Program	9/17/2009			9/16/2011			
Maintenance Mgmt.Training	9/17/2009			9/16/2011			
Maintenance Skills Training	9/17/2009			9/16/2011			
Staff Salaries	9/17/2009			9/16/2011			
Staff Benefits	9/17/2009			9/16/2011			
Advertisement	9/17/2009			9/16/2011			
Permit Fees	9/17/2009			9/16/2011			
Contingency	9/17/2009			9/16/2011			
Non-dwelling Equipment	9/17/2009			9/16/2011			

8. Capital Fund Program Five-Year Action Plan

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 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
WA39-004 Robin Park		23,000	15,186	30,270	0
WA39-005 North Terrace		4,200	30,270	21,000	5,000
WA39-006 Stevens Circle		85,256	11,000	35,000	0
WA39-007 Alderwood		5,000	70,000	17,000	24,456
WA39-008 Pinewood		12,500	8,000	31,186	95,000
WA39-010 Centerwood		10,000	0	37,000	10,000
WA39-011 Maplewood		5,000	0	13,000	10,000
WA39-014 Scattered Site		5,000	0	0	0
WA39-015 Scattered Site		11,500	30,000	0	0
WA39-017 East Terrace I		15,000	0	0	5,000
WA39-019 Cedar Grove		0	20,000	0	15,000
WA39-020 East Terrace II		8,000	0	0	20,000
Physical Improvements Subtotal		184,456	184,456	184,456	184,456

8. Capital Fund Program Five-Year Action Plan

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 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
HA-Wide					
Management Improvements		27,216	27,216	27,216	27,216
HA-Wide Nondwelling Structures and Equipment					
Administration		30,239	30,239	30,239	30,239
Other		22,456	22,456	22,456	22,456
Operations (Extraordinary Maintenance)		60,478	60,478	60,478	60,478
CFP Funds Listed for 5-year planning		140,389	140,389	140,389	140,389
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five -Year Action Plan						
Part II: Supporting Pages--Work Activities						
Activities For Year 1	Activities for Year 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year 3 FFY Grant: 2009 PHA FY: 2010		
2007	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	Elastimarc Deck Coating	1460	\$8,000	Concrete Repairs	1450	\$5,186
Statement	ADA Improvements	1460	\$15,000	Tree Removal	1450	\$4,000
				Landscaping	1450	\$6,000
	WA 39-005 North Terrace 12 Units			WA 39-005 North Terrace 12 Units		
	Bathroom Fans	1460	\$4,200	Window Replacement	1460	\$22,000
				Landscaping	1450	\$6,000
				Laundry Room	1470	\$2,270
	WA 39-006 Stevens Circle 19 Units			WA 39-006 Stevens Circle 19 Units		
	New Windows & Doors	1460	\$50,256	Bathroom Fans W/Timer	1460	\$6,000
	Exterior Painting	1460	\$35,000	Gutters & Downspouts	1460	\$5,000
	WA 39-007 Alderwood 25 Units			WA 39-007 Alderwood 25 Units		
	Dumpster Enclosure	1450	\$5,000	Carpet & Vinyl	1460	\$20,000
				Community Bldg. Repairs	1470	\$15,000
				Exterior Painting	1460	\$35,000
	WA 39-008 Pinewood 25 Units			WA 39-008 Pinewood 25 Units		
	Bathroom Fans	1460	\$12,500	Concrete Repairs	1450	\$8,000
	WA 39-010 Centerwood 20 Units			WA 39-010 Centerwood 20 Units		
	Bathroom Fans	1460	\$10,000			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five -Year Action Plan						
Part II: Supporting Pages--Work Activities						
Activities For Year 1	Activities for Year <u>2</u> FFY Grant: 2008 PHA FY: 2009			Activities for Year <u>3</u> FFY Grant: 2009 PHA FY: 2010		
2007	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost

8. Capital Fund Program Five-Year Action Plan

	WA39-011 Maplewood 15 Units			WA39-011 Maplewood 15 Units		
	Dumpster Enclosure	1450	\$5,000			
	WA39-014 Scattered Sites 6 Units			WA39-014 Scattered Sites 6 Units		
	Gutters & Downspouts 09,17	1460	\$5,000			
	WA39-015 Scattered Sites 4 Units			WA39-015 Scattered Sites 4 Units		
	Fence -125	1450	\$3,500	Exterior Painting-125	1460	\$6,000
	Exterior Painting -107	1460	\$8,000	New Siding-125	1460	\$24,000
	WA39-017 East Terrace I 26 Units			WA39-017 East Terrace I 26 Units		
	Laundry & Community Room Remodel	1470	\$15,000			
	WA39-019 Cedar Grove 28 Units			WA39-019 Cedar Grove 28 Units		
				Laundry & Community Room Remodel	1470	\$20,000
	WA39-020 East Terrace II 4 Units					
	Gutters & Downspouts	1460	\$8,000			
	Total CFP Estimated Cost		\$184,456			\$184,456

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five -Year Action Plan						
Part II: Supporting Pagess--Work Activities						
Activities For Year 1	Activities For Year 4 FFY Grant: 2010 PHA FY: 2011			Activities For Year 5 FFY Grant: 2011 PHA FY: 2012		
2007	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost
See	WA39-004 Robin Park 30 Units			WA39-004 Robin Park 30 Units		
Annual	New Appliances	1475	\$30,270			
Statement						
	WA39-005 North Terrace 12 Units			WA39-005 North Terrace 12 Units		
	New Appliances	1475	\$12,000	ADA Improvements	1460	\$5,000
	Hot Water Tanks	1460	\$9,000			
	WA39-006 Stevens Circle 19 Units			WA39-006 Stevens Circle 19 Units		
	Appliances	1475	\$19,000			
	Hot Water Tanks	1460	\$16,000			
	WA39-007 Alderwood 25 Units			WA39-007 Alderwood 25 Units		
	Appliances	1475	\$17,000	Landscaping	1450	\$14,456
				ADA Improvements	1460	\$10,000
	WA39-008 Pinewood 25 Units			WA39-008 Pinewood 25 Units		
	Appliances	1475	\$25,000	ADA Improvements	1460	\$5,000
	Community Bldg. Repairs	1470	\$6,186	New Roof	1460	\$65,000
				Exterior Painting	1460	\$25,000
	WA39-010 Centerwood 20 Units			WA39-010 Centerwood 20 Units		
	Hot Water Tanks	1460	\$17,000	ADA Improvements	1460	\$10,000
	Appliances	1475	\$20,000			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five -Year Action Plan						
Part II: Supporting Pagess--Work Activities						
Activities For Year 1	Activities For Year <u>4</u> FFY Grant: 2010 PHA FY: 2011			Activities For Year <u>5</u> FFY Grant: 2011 PHA FY: 2012		
2007	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost
	WA39-011 Maplewood 15 Units			WA39-011 Maplewood 15 Units		
	Hot Water Tanks	1460	\$13,000	Dumpster Enclosure	1470	\$5,000
				ADA Improvements	1460	\$5,000
	WA39-014 Scattered Sites 6 Units			WA39-014 Scattered Sites 6 Units		
	WA39-015 Scattered Sites 4 Units			WA39-015 Scattered Sites 4 Units		
	WA39-017 East Terrace I 26 Units			WA39-017 East Terrace I 26 Units		
	Gutters & Downspouts			ADA Improvements	1460	\$5,000
	WA39-019 Cedar Grove 28 Units			WA39-019 Cedar Grove 28 Units		
				ADA Improvements	1460	\$15,000
	WA39-020 East Terrace II 4 Units			WA39-020 East Terrace II 4 Units		
	Gutters & Downspouts			ADA Improvements	1460	\$20,000
	Total CFP Estimated Cost		\$184,456			\$184,456

9. Progress in Meeting the 5-Year Plan Mission and Goals

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 2005:** HUD has not made new vouchers available again this year as Congress struggles with other funding priorities. **Progress 2006:** No change in 2006. However, if HUD should make the opportunity available, HASCO may apply for the "Moving to Work" designation to better utilize the decreasing HUD housing resources.

Prepare to implement the flexible housing voucher program. **Progress 2005:** This goal is on hold, since HUD has not introduced this program yet. **Progress 2006:** No change in 2006. HASCO would like to explore Moving to Work as an alternative.

Manage a decreasing supply of vouchers to serve as many families as possible. Explore a local rental assistance program. **Progress 2005:** 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. **Progress 2006:** Payment standards have been raised due to a substantial tightening of the rental housing market with increases in market rents.

Acquire 100 additional affordable housing units over the next 5 years and construct 14 affordable housing units. **Progress 2005:** 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.** **Progress 2006:** The 45 unit Olympic View and the 43 unit Sound View senior subsidized apartments were purchased. In 2006. The Squire (49 homes) and the Kingsbury East (43 homes) mobile home parks are under purchase and sale agreement. **Increase the goal by another 100 units in 2007 (total of 300 units over a 5 year period).**

Construct 14 units of affordable housing at East Terrace and 7 units at the Fairview. **Progress 2005:** Funding nearly acquired, complete construction by February, 2007. **Progress 2006:** Funding acquired. Reduce East Terrace to 12 units. Construct in 2007.

PHA Goal: Improve the quality of assisted housing

Objectives:

Implement project based budgeting for the Public Housing program. **Progress:2005:** Project based budgeting will be implemented in 2007 by grouping Public Housing projects into 3 or 4 budgets. **Progress 2006:** HUD has agreed to combine all Public housing developments into one budget.

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Voucher out Family Public Housing and project base senior Public Housing Apartments. **Progress 2005:** This goal is put on hold until deep subsidy programs from HUD become more focused. **Progress 2006:** No change in this goal.

PHA Goal: Increase assisted housing choices.

Objectives:

Complete the mobile home park space rental survey and adjust the fair market rent accordingly. **Progress 2005:** HUD was unable to consider an increased space rent unless all of King/Snohomish Counties studied. The objective will not be pursued. **Progress 2006:** No change in this goal. Explore raising fair market rents (including Mobile home space rents) through the random digit dialing survey in 2007.

Reach 20 voucher homeownerships 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 2005:** Over the last year, 16 Section 8 families are enrolled to purchase a home, with 2 families purchasing a home using their voucher and 8 families have purchased without a voucher. Overall, 48 households became first time homebuyers through the SnoHome Loan program over the last year. **Progress 2006:** 1 family purchased a home with voucher assistance and 4 purchased without voucher assistance. 20 families are enrolled in the first time homebuyer program.

Successfully complete the transition of the SnoHome loan program to HomeSight.

Progress 2005: This transition is nearly complete. **Progress 2006:** This goal is complete.

Make 40 single family rehabilitation loans per year. **Progress 2005:** 40 rehabilitation loans will be closed this year. **Progress 2006:** 40 rehabilitation loans closed in 2006.

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 2005:** 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. **Progress 2006:** The "roving property manager" experiment has been very successful.

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

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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 2005:** 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. **Progress 2006:** The mandatory number for our FSS program is 23 participants. HASCO currently has 24 participants. Seventeen of these participants have an active escrow account, 8 have balances of less than \$2,000, 4 have balances between \$2,000 and \$5,000, 1 has a balance between \$9,000 and \$10,000 and 2 have balances between \$13,000 and \$14,000. Eight graduates received a total of \$24,543 in escrow payments during the past year. Through 2006, 44 FSS graduates have purchased homes, 2 were purchased in the last year. Currently 6 HASCO clients are participating in the IDA program. There have been 4 successful graduates. Three graduate families purchased homes and one is pursuing a nursing degree with her savings. One client has been terminated from the program for failing to meet the savings goal.

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 Y Community Program.

Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing. **Progress 2005:** The contract between HASCO and Senior Services has been signed for 2005, and expended to cover Section 8 clients and senior/disabled Public Housing residents as well. **Progress 2006:** The 2006 contract for this service was again provided to senior residents. This service will be provided to the recently acquired Sound View and Olympic View senior apartments in 2007.

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 2005:** Emphasis for the next 5 years will include range hood controls, U-handles on cabinets, raised profiled 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

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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. **Progress 2006:** A physical needs assessment on 210 Public Housing units has been performed including scattered sites, which has provided an accurate projection of overall needs of the properties. Public Housing improvements are programmed through a 1 and 5 year action plan. During the 5 year plan \$302,389 has been requested from HUD each year to include agency-wide cost and property improvements. In 2011 five Public Housing property roofs will need replacement. In order to meet this demand we have earmarked \$206,000 over the next five years to be drawn down into an interest bearing trust account which is allowed under the HUD 1490 replacement reserve guidelines.

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 2005:** 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. **Progress 2006:** HASCO continues support and participation in the Housing Consortium and has been involved in reviewing drafts of the Housing Production Plan. HASCO added 19 project based vouchers to the Sound Families program in 2006.

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. **Progress 2006:** HASCO has a purchase and sales agreement to buy 2 manufactured home parks (88 homes) in 2006 and continues to work with one more park on possible acquisition.
- Assist the community in implementing the 10 Year Plan to End Homelessness. **Progress 2006:** HASCO continues to attend all Task Force committee meetings and has 2 staff members that serve on the Point in Time Count Subcommittee.

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Three new goals are added for 2007 to address changing needs. None of them are considered significant amendments or modifications to the Agency Plan:

- Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government.
- Implement the Violence Against Women Act.
- Explore and possibly apply for the Moving to Work designation if HUD makes the opportunity available.

10. Definition of Significant Amendment or Modification

The Housing Authority of Snohomish County will use the following definition when a change in circumstances requires an amendment to the Public Housing Agency Plan:

“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plan or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require the formal approval of the Board of Commissioners.”