

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008

**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 the County of Clallam

PHA Number: WA004

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/2007

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The mission of the Housing Authority of the County of Clallam is to promote affordable housing and foster effective partnerships that benefit the community.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: Establish 5-10 Year plan to redevelop public housing family site. Plan to include possible demolition and disposition of 100 units of family public housing, integration of new units into the broader community, and a choice of home ownership and rental opportunities.

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

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

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

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

Other PHA Goals and Objectives: (list below)

1. Continue to provide a comprehensive resident service program for the HACC's senior/disabled and family complexes through the ROSS Program.
2. Continue to increase participation in outlying areas of the County by increasing both awareness and accessibility.
3. Expand the Section 8 Homeownership Program by at least five families.
4. Seek funding for new construction of at least 50 affordable family housing units.
5. Continue to expand the circle of communication between the agency, private landlords, other resource agencies and residents/staff/board.
6. Increase MASS scoring in the area of turnover, reducing the average turnover time by at least ten days.
7. Ensure the preservation of existing affordable housing properties.

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)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all leads towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards objectives consistent with the Consolidated Plan.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	30

10. Conversions of Public Housing	31
11. Homeownership	33
12. Community Service Programs	35
13. Crime and Safety	37
14. Pets (Inactive for January 1 PHAs)	39
15. Civil Rights Certifications (included with PHA Plan Certifications)	39
16. Audit	39
17. Asset Management	40
18. Other Information	

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
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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
	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'	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	initiatives to affirmatively further fair housing that require the PHA's involvement.	
	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
N/A	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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <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 <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	year	
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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 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
N/A	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	3,059	5	5	2	3	5	1
Income >30% but <=50% of AMI	3,058	5	5	2	3	5	1
Income >50% but <80% of AMI	4,388	5	5	2	3	5	1
Elderly	1,097	5	5	2	3	5	1
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

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

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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	344		25%
Extremely low income <=30% AMI	283	82%	
Very low income (>30% but <=50% AMI)	44	13%	
Low income (>50% but <80% AMI)	17	5%	
Families with children	210	61%	
Elderly families	31	9%	
Families with Disabilities	103	30%	
Race/ethnicity – Am. Indian	30	9%	
Race/ethnicity – Black	2	<1%	
Race/ethnicity – White	309	90%	
Race/ethnicity - Asian	2	<1%	
Race/ethnicity - other	1	<1%	
Race/ethnicity - Latino	12	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	150	60%	
2 BR	150	29%	
3 BR	32	10%	

Housing Needs of Families on the Waiting List			
4 BR	12	1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - 1 BR Family List closed – all others open If yes: How long has it been closed (# of months)? – 1 year Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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	150		20%
Extremely low income <=30% AMI	104	69%	
Very low income (>30% but <=50% AMI)	45	31%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	82	55%	
Elderly families	13	9%	
Families with Disabilities	54	36%	
Race/ethnicity – Am. Indian	12	9%	
Race/ethnicity – Black	3	2%	

Housing Needs of Families on the Waiting List			
Race/ethnicity – White	133	89%	
Race/ethnicity - Asian	0	0%	
Latino – 6 households			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1+ year			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$ 312,734	
b) Public Housing Capital Fund (07)	\$ 477,515	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,744,839 – HAP \$ 244,239 - ADMIN	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$ 248,532 \$ 146,894	Family – 3 yr grant Elderly – 3 yr grant
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
USDA Rural Development	\$ 477,640	2-year Self Help Grant
FSS Coordinator	\$ 45,700	
FSS Home Ownership Counselor	\$ 45,700	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2006	\$ 112,766	
3. Public Housing Dwelling Rental Income	\$ 605,088	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$4,461,647	

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) 10 - 20
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) – We maintain a transfer list and transfers are granted one out of every seven admissions with reasonable accommodation transfers taking priority over requested transfers.

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:

- 1 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)

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

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

Date and Time

Former Federal preferences:

- 1 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)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing *NOTE: HACC IS EXEMPT FROM DECONCENTRATION BECAUSE OF THE SIZE/TYPE OF UNITS.*

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) – List of previous landlords if requested.

(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: When a reasonable accommodation is requested and/or when the participant can demonstrate that they have made a reasonable effort to locate a unit without success and need more time.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)

(if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 – Terminally Ill Applicants
 - 1 – Need to move from Public Housing units – no adequate units
 - 2 – Households living in an approved transitional housing program
 - 2 - Applicants who are currently residing in good standing in the Housing Authority of the County of Clallam owned housing and who qualify for the Section 8 Homeownership Program.

 - 3 – Households w/ a disabled family member (single disabled vouchers only)
 - 3 – Households referred by DSHS for the Family Unification Program (for FUP vouchers only)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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) – flyers to service agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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 (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows: The agency is operated by a Board of Commissioners appointed by the County Commissioners, who appoint the general operating duties to an Executive Director. The Executive Director is complemented by a Director of Asset & Financial Management, a Maintenance Manager and a Housing Development Manager. All other staff are union employees who complete various administrative, maintenance and clerical functions.

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	Expected Turnover
Public Housing	263	60-70
Section 8 Vouchers	266	25
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	100 – Single Disabled 25 - FUP	15 5
Public Housing Drug Elimination Program (PHDEP)		
RSDM-Elderly	170	N/A
RSDM-Family	93	N/A
Other Federal Programs(list individually)		
USDA-RD Mutual Self-Help Housing	9-10 annually	N/A

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Admissions and Occupancy Policy

Financial Policies
Maintenance Plan
Personnel Policy & Union Contract

(2) Section 8 Management: (list below)
Administrative 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:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) WA004a12

-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 (state name) WA004a12

-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.)

The Housing Authority will explore the possibility of designing a redevelopment plan for our Family Public Housing site, which consists of WA002, WA003 and WA004. The existing site totals 100 units but has the potential under zoning regulations to have 234 units. In addition, it is all water view property with remarkable potential to leverage some type of a mixed-finance deal.

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: Mt. Angeles View
1b. Development (project) number: WA002, WA003, WA004
2. Activity type: Demolition <input type="checkbox"/> Exploring possibilities. Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(to be determined)</u>
5. Number of units affected: 200
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: planning only at this time. 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:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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:

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:

- Family has had no family-caused violations of HUD’s HQS within the last two years.
- The Family is not within the initial 12-month period of a HAP Contract
- The family does not owe money to the HACC

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? Renewed annually

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	Access (development office / PHA main office /	Eligibility (public housing or section 8

		list/random selection/specific criteria/other)	other provider name)	participants or both)
<i>Family Self-Sufficiency</i>	50		<i>PHA Main Office</i>	<i>Section 8</i>
FSS Homeownership Counseling	20-25		PHA Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Section 8	0	60 – 1/01/07

- 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)

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)

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)

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

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)

1. Which developments are most affected? (list below)
Mount Angeles View Manor
Family Development

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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: Residents are interested in having more security (i.e., more security cameras) and expressed concern over effectiveness of criminal screening

practices. Also interested in enhancing the window coverings and common spaces with updated materials/furniture and new paint. NOTE: Plan electronically submitted prior to 4/29/08 public hearing. We met with the RAB on 4/10/2008 and did receive their comments. If additional comments are received at the public hearing we will submit an amended plan. We do not anticipate any changes – we have never actually had someone attend the public hearing.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

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

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) – no vote is conducted – the County Commissioners appoint a resident to the board.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Washington, Clallam County
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans

CAPITAL FUND PROGRAM TABLES START HERE

2008 Original Annual Statement 2008Hud.doc

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,000.00		0	0
3	1408 Management Improvements Soft Costs	10,500.00		0	0
	Management Improvements Hard Costs	500.00		0	0
4	1410 Administration	50,000.00		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	4,988.60		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	29,000.00		0	0
10	1460 Dwelling Structures	212,600.00		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	52,300.00		0	0
12	1470 Non-dwelling Structures	18,000.00		0	0
13	1475 Non-dwelling Equipment	72,111.40		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	Grant Total	500,000.00		0	0

ATTACHMENT A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant	500,000.00			
		0			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	5,000.00			
	Amount of line XX Related to Security –Soft Costs	500.00			
	Amount of Line XX related to Security-- Hard Costs	22,000.00			
	Amount of line XX Related to Energy Conservation Measures	89,000.00			
	Collateralization Expenses or Debt Service	0			

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
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
HA-Wide	Operations		1406		50,000.00	0		
HA-Wide	Software		1408		500.00	0		
HA-Wide	Resident Services Coordinator		1408		10,000.00	0		
HA-Wide	Training for CFP Personnel		1408		500.00	0		
HA-Wide	Salaries Capital Planner		1410		50,000.00	0		
HA-Wide	A&E Services		1430		4,988.60	0		
Non Dwelling					0			
HA-Wide Non-dwelling	Security , Electrical office, Vent storage		1470		18,000.00	0		
Non-dwelling equipment	Computer/ Maintenance equipment Lawn, Maint Vehicle		1475		40,000.00	0		
WA4002	Landscape, Porches		1450		5,000.00	0		
WA4002	Vinyl Siding,		1460	2	6,500.00	0		
WA4002	Bathrooms/floors/doors		1460	4	12,000.00			
WA4002	Refrigerators/ranges/blinds		1465.1	12	6,000.00	0		
WA4002	Water main/backflow assembly		1450	2	10,000.00	0		
WA4002	Window Screens		1460	480	12,000.00			
WA4003	Window screens		1460	368	10,100.00	0		
WA4003	Siding		1460	1	5,500.00	0		
Total this page					241,088.60			

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
WA4003	Kitchen/Bathroom/floors		1460	3	6,000.00	0			
WA4003	Refers/Ranges/blinds		1465.1		7,500.00				
WA4004	Fencing/Drainage		1450	3	6,000.00	0			
WA4004	Lighting, Electrical		1460	3	2,000.00	0			
WA4004	Exterior Paint, Faucets		1460	4	3,000.00	0			
WA4004	Floors/Bath/Kitchen		1460	4	5,000.00	0			
WA4004	Refers/stoves/blinds		1465.1	1	4,000.00	0			
WA4004	Security/Lighting		1475	4	1,000.00	0			
WA4005	Exterior lighting		1450	1	5,500.00	0			
WA4005	lighting/ building plumbing		1460	-	5,000.00	0			
WA4005	Clean Building Exterior (4 story) Bird Guards/Paint exterior		1460		9,000.00	0			
WA4005	Floors,doors,Paint		1460	1	53,000.00	0			
WA4005	Blinds/Refers/stoves		1465.1	6	10,000.00				
WA4005	Painting /halls,covebase		1460		9,000.00	0			
WA4005	Laundry , furniture		1475	1	5,500.00	0			
WA4005	Security		1475	2	4,500.00				
					0				
Total this Page					136,000.00				
Total this page									

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008	
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
WA4006	Landscape		1450	2	2,500.00			
WA4006	Refers/Stoves/Blinds		1465.1	6	17,000.00			
WA4006	Interior paint/floors		1460	2	1,500.00			
WA4006	Community Furniture		1475		2,500.00			
WA4006	Security Equipment		1475		4,000.00			
					0			
WA4007	Windows/Patio Doors/Decks		1460	60	65,000.00			
WA4007	Floors/Baths/Closet doors		1460	4	8,000.00			
WA4007	Refers/Stoves		1465.1	6	7,800.00			
WA4007	Laundry Equipment		1475	2	5,611.40			
WA4007	Security/Fire Equipment		1475	2	9,000.00			
					0			
					0			
					0			
					0			
					0			
Total This Page					122,911.40			

ATTACHMENT A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule 2008							
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program No: WA19P00450108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 1408	09/12/10			9/12/12			
HA-Wide Admin.	09/12/10			9/12/12			
HA-Wide A&E	09/12/10			9/12/12			
HA-Wide Non-dwelling	09/12/10			9/12/12			
Non-dwelling equipment	09/12/10			9/12/12			
WA4002	09/12/10			9/12/12			
WA4003	09/12/10			9/12/12			
WA4004	09/12/10			9/12/12			
WA4005	09/12/10			9/12/12			
WA4006	09/12/10			9/12/12			
WA4007	09/12/10			9/12/12			

ATTACHMENT A

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of Clallam County		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: PHA FY:2009	Work Statement for Year 3 FFY Grant: PHA FY:2010	Work Statement for Year 4 FFY Grant: PHA FY:2011	Work Statement for Year 5 FFY Grant: PHA FY:2012
	Annual Statement				
Operations		50,000.00	50,000.00	50,000.00	50,000.00
WA4002		67,308.80	37,195.60	110,700.00	75,816.00
WA4003		44,991.20	29,004.40	62,000.00	51,384.00
WA4004		18,000.00	27,000.00	47,000.00	74,000.00
WA4005		47,700.00	37,000.00	43,500.00	39,000.00
WA4006		155,000.00	32,000.00	59,300.00	27,000.00
WA4007		30,000.00	132,300.00	30,500.00	64,500.00
HA-Wide		24,000.00	84,000.00	29,000.00	53,500.00
HA-Management		3,000.00	11,500.00	4,000.00	4,000.00
Administration		50,000.00	50,000.00	50,000.00	50,000.00
Fees&Costs		10,000.00	10,000.00	14,000.00	10,800.00
Total CFP Funds (Est.)		500,000.00	500,000	500,000	500,000
Total Replacement Housing Factor Funds					

ATTACHMENT A

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

Activities for Year 1 2008	Activities for Year : <u>2</u> ____ FFY Grant: 2009 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2010 PHA FY:		
See	WA4002 *			WA4002*		
Annual		Landscaping	7,004.40		Grading landings	7,000.00
Statement		Floors, Bathrooms,Kitchens	11,304.40		Floors	17,195.60
		Painting/repair	9,000.00		Ranges,Refers	3,000.00
		Interior doors	20,000.00		Vinyl siding	10,000.00
		Vinyl siding	12,000.00		Subtotal:	37,195.60
		Ranges, refers	8,000.00			
		Exterior lighting	0	WA4003*	Landscape	3,000.00
			0		Vinyl Siding	10,000.00
		Subtotal:	67,308.80		Floors, Paint /repair	7,000.00
					Re-model baths	9,004.40
	WA4003*	Landscape Stripe parkin	7,000.00		Subtotal:	29,004.40
		Sidewalks	6,000.00			
		Ranges & Refers	4,000.00	WA4004*	Drainage	2,000.00
		Remodel Bathrooms*	10,000.00		Paint ceilings	7,000.00
		Vinyl Siding*	7,691.20		Covered mailboxes	10,000.00
		Floors	8,300.00		Floors	8,000.00
		Interior Painting	2,000.00		Subtotal:	27,000
		Subtotal:	44,991.20			
	WA4004*	Sidewalks	3,000.00	WA4005*	Landscape,	3,000.00
		Flooring	6,000.00		Interior painting	6,000.00
		Wall board Ceilings	7,500.00		Hallway tile	20,000.00
		Stripe parking	1,500.00		Upgrade card entry	8,000.00
		Subtotal:	18,000.00		Subtotal:	37,000

ATTACHMENT A

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

Activities for Year 1 2008	Activities for Year : <u>2</u> ____ FFY Grant: 2009 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2010 PHA FY:		
See Annual Statement	WA4005*	Landscaping	4,000.00	WA4006*	Landscape parking sidewalks	10,000.00
		Retrofit Fire sprinklers	4,000.00		Community room Furniture	2,000.00
		Security / Lighting	5,000.00		Heaters, Building ventilation	10,000.00
		Repair & Seal exterior	9,700.00		Covered area Tenants	.00
		Paint exterior	16,000.00		Card Entry upgrade	5,000.00
		Storage shed	0.00		Security equipment	5,000.00
		Re-Plumb Apts	9,000.00			0
		Subtotal:	47,700.00		Subtotal:	32,000
	WA4006*	Landscaping	3,000.00	WA4007*	Landscaping	3,000.00
		Seal, paint exterior	5,000.00		Apartment carpeting	30,000.00
		Kitchen cabinets	120,000.00		Handicap upgrades	55,300.00
		Exit doors	5,000.00		Upgrade card entry	5,000.00
		Rear Canopy	3,000.00		Apartment Balconies	35,000.00
		Ranges Refers	8,000.00		Security equipment	4,000.00
		Washers/dryers	11,000.00		Subtotal:	132,300
		Sub Total:	155,000.00			
	WA4007*	Landscaping	3,000.00			
		Paint Apts.	5,000.00			
		Replace exit doors	7,000.00			
		Bathroom Remodel	10,000.00			
		Refrigerators & Ranges	5,000.00			
		Subtotal:	30,000.00			

ATTACHMENT A

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

Activities for Year 1 2008	Activities for Year : <u>2</u> ____ FFY Grant: 2009 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant:2010 PHA FY:		
See Annual						
Statement	HA-Wide*	Computer equipment	10,000.00	HA-Wide*	Computer equipment	20,000.00
		Maint&Lawn equipment	10,000.00		Lawn equipment	19,000.00
		Security	4,000.00		Maintenance Vehicle	25,000.00
	HA-Wide		0		Carport / Parking	20,000.00
		HA-Wide Subtotal:	24,000		HA-Wide Subtotal:	84,000
	HA-Wide Management	Training	1,000.00	HA-Wide Management	Training	6,000.00
		Software	2000.00		Software	5,500.00
		Management Subtotal:	3,000.00		Management Subtotal:	11,500

ATTACHMENT A

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

Activities for Year 1 2008	Activities for Year : 4 ____ FFY Grant:2011 PHA FY:			Activities for Year: 5 ____ FFY Grant: 2012 PHA FY:		
See Annual Statement	WA4002*	Back Porches	8,000.00	WA4002*	Landscape/parking	5,000.00
		Bathrooms	17,000.00		Unit phone/cable	5,816.00
		Vinyl Siding/ Foundation repair	19,884.00		Siding/soffits	20,000.00
		Floors	20,816.00		Re-Roof /paint	20,000.00
		Kitchens	45,000.00		Exterior lighting	5,000.00
		Subtotal:	110,700.00		Floors	20,000.00
					Subtotal:	75,816
	WA4003*	Landscape, Trees	4,000.00			
		Exterior Paint	6,000.00	WA4003*	Landscaping / Fencing	9,000.00
		Porch roofs	20,000.00		Siding / soffits	15,000.00
		Floors kit/bath	27,000.00		Utility rooms	9,884.00
		Blinds	5,000.00		Kitchens	10,000.00
		Subtotal:	62,000		Refers/stoves	7,500.00
					Subtotal:	51,384.00
	WA4004*	Landscape/sidewalk	5,000.00			
		Wallboard/paint	15,000.00	WA4004*	Landscaping	5,000.00
		Exterior paint/siding	15,000.00		Sewer lines C.O.	24,000.00
		Floors,bath/kitchens	12,000.00		Kitchens	30,000.00
		Subtotal:	47,000		Refers/stoves	10,000.00
					Security equipment	5,000.00
						0
					Subtotal:	74,000

ATTACHMENT A

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

Activities for Year 1 2008	Activities for Year : 4 ____ FFY Grant:2011 PHA FY:			Activities for Year: 5 ____ FFY Grant:2012 PHA FY:		
See Annual Statement	WA4005*	Landscaping	4,000.00	WA4005*	Landscaping/fencing	3,000.00
		Community room furniture	1,000.00		Floor maintenance	5,500.00
		Ceiling tiles	8,000.00		Exterior maintenance	8,000.00
		Floors	10,000.00		Public Bathroom	5,000.00
		Security/intercom	10,500.00		Exterior Lights	4,500.00
		Fire sprinkler upgrade	10,000.00		Intercom/security	9,000.00
		Subtotal:	43,500		Common area carpeting	4,000.00
					Subtotal:	39,000
	WA4006*	Landscape	7,000.00			
		Remodel elevator car	13,000.00	WA4006*	Landscaping/Parking	8,000.00
		Paint halls/ apartments	5,500.00		Sidewalk rear	5,000.00
		Kitchens	14,800.00		Lighting	4,000.00
		Floors	5,000.00		Central ventilation	2,000.00
		Fire sprinkler upgrade	5,000.00		Heating system	8,000.00
		Security / Lighting	4,000.00		Subtotal:	27,000
		Intercom system	5,000.00			
		Subtotal:	59,300			

ATTACHMENT A

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

Activities for Year 1 2008	Activities for Year : 4 ____ FFY Grant:2011 PHA FY:			Activities for Year: 5 ____ FFY Grant:2012 PHA FY:		
See Annual Statement	WA4007*			WA4007*		
		Landscape	3,000.00		Landscaping	3,000.00
		Paint Apartments	4,000.00		Carpet Apts.	8,000.00
		Refrigerators	3500.00		Elevator upgrade	18,000.00
		Ranges	4,000.00		Power entrance doors	12,000.00
		Fire Alarm system	6,000.00		Window replacement	10,000.00
		Security / Lighting/intercom	10,000.00		Paint Apartments	4,000.00
		Subtotal:	30,500		Subtotal:	64,500
				HA-Wide*	Maintenance equipment	22,000.00
					Maintenance Vehicle	15,000.00
					Computer equipment	10,000.00
	HA-Wide *	Maintenance Equipment	10,000.00		Security /lighting	6,500.00
		Computer Equipment	10,000.00		Subtotal:	53,500
		Security / fire equipment	9,000.00			
		Subtotal:	29,000	HA-Wide Management*	Training	2,000.00
					Software	2,000.00
	HA-Wide Management*	Training	1,000.00			0
		Software	3,000.00		Subtotal	4,000
		Subtotal:	4,000			

CAPITAL FUND PROGRAM TABLES START HERE

2007 Original Annual Statement 2007Hud.doc

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	45,500.00	0	45,500.00	45,500.00
3	1408 Management Improvements Soft Costs	9,500.00		0	0
	Management Improvements Hard Costs	500.00		0	0
4	1410 Administration	45,500.00		45,500.00	45,500.00
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	14,988.60		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	21,500.00		8,695.00	8,695.00
10	1460 Dwelling Structures	234,970.70		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	38,555.70		0	0
12	1470 Non-dwelling Structures	21,500.00		0	0
13	1475 Non-dwelling Equipment	45,000.00		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1502 Contingency	0		0	0
	Amount of Annual Grant	477,515.00		99,695	99,695

ATTACHMENT A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	477,515.00			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	5,000.00			
	Amount of line XX Related to Security –Soft Costs	1,000.00			
	Amount of Line XX related to Security-- Hard Costs	22,000.00			
	Amount of line XX Related to Energy Conservation Measures	109,000.00			
	Collateralization Expenses or Debt Service	0			

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450107 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
HA-Wide	Operations		1406		45,500.00	0	ok		
HA-Wide	Software		1408		500.00	0	ok		
HA-Wide	Resident Services Coordinator		1408		9,000.00	0	ok		
HA-Wide	Training for CFP Personnel		1408		500.00	0	ok		
HA-Wide	Salaries Capital Planner		1410		45,500.00	0			
HA-Wide	A&E Services		1430		14,988.60	0	ok		
Non Dwelling	Site Parking		1450		2,000.00		ok		
HA-Wide Non-dwelling	Security , Electrical, office		1470		15,000.00	0	ok		
Non-dwelling equipment	Computer/Maintenance equipment Lawn, Storage, Maint Vehicle		1475		25,000.00	0	ok		
WA4002	Sidewalks, Landscape		1450		1,000.00	0	ok		
WA4002	Cable/Phone wiring,lighting		1460	8	5,000.00	0	ok		
WA4002	Vinyl Siding, cleaning		1460	2	6,500.00	0	ok		
WA4002	Kitchen/Bathrooms/floors/doors		1460	4	12,500.00		ok		
WA4002	Refrigerators/ranges		1465.1	12	6,000.00	0	ok		
WA4003	Stripe parking		1450	2	3,000.00	0	ok		
WA4003	Cable/phone/wiring/interior lighting		1460	6	5,000.00	0	ok		
Total this page					201,491.60				

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450107 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
WA4003	Siding		1460	1	3,000.00	0	ok	
WA4003	Kitchen/Bathroom/floors		1460	3	9,000.00	0	ok	
WA4003	Refers/Ranges/blinds		1465		6,500.00			
WA4004	stripe parking, Fencing, Sewer		1450	3	2,000.00	0		
WA4004	Ventilation /lighting/electrical, cable Cable/Phone		1460	3	4,005.70	0		
WA4004	Exterior Paint, Faucetts		1460	4	2,000.00	0		
WA4004	Floors/Bath/Kitchen		1460	4	12,000.00	0		
WA4004	Refers/stoves/blinds		1465	1	9,000.00	0		
WA4004	Security/Lighting		1475	4	5,000.00	0		
WA4005	Fence/strip		1450	1	3,500.00	0		
WA4005	Parking/ramp/access/exterior lighting							
WA4005	Apartment lighting/ventilation/building plumbing		1460	-	20,000.00	0		
WA4005	Exterior cleaning /maintenance		1460		6,000.00	0		
WA4005	Paint/floors/plumbing/doors		1460	1	12,500.00	*		
WA4005	Blinds/Refers/stoves		1465	6	4,250.00			
WA4005	Painting / floor maintenance		1470		3,000.00	0		
WA4005	Security equipment/lighting/washers/dryer		1475	1	7,000.00	0		
					108,755.70			

ATTACHMENT A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program No: WA19P00450107 Replacement Housing Factor 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	
HA-Wide 1408	08/18/08			8/18/10			
HA-Wide Admin.	08/18/08			8/18/10			
HA-Wide A&E	08/18/08			8/18/10			
HA-Wide Non-dwelling	08/18/08			8/18/10			
Non-dwelling equipment	08/18/08			8/18/10			
WA4002	08/18/08			8/18/10			
WA4003	08/18/08			8/18/10			
WA4004	08/18/08			8/18/10			
WA4005	08/18/08			8/18/10			
WA4006	08/18/08			8/18/10			
WA4007	08/18/08			8/18/10			

ATTACHMENT A

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of Clallam County		<input 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: PHA FY:2008	Work Statement for Year 3 FFY Grant: PHA FY:2009	Work Statement for Year 4 FFY Grant: PHA FY:2010	Work Statement for Year 5 FFY Grant: PHA FY:2011
	Annual Statement				
WA4002		70,304.40	40,000.00	110,816.00	75,816.00
WA4003		44,300.00	29,004.40	62,000.00	51,500.00
WA4004		11,500.00	27,000.00	47,000.00	74,000.00
WA4005		34,700.00	37,000.00	43,500.00	39,000.00
WA4006		180,000.00	32,000.00	59,300.00	27,000.00
WA4007		30,000.00	132,300.00	30,500.00	64,500.00
HA-Wide		24,000.00	84,000.00	29,000.00	53,500.00
HA-Management Administration		3,000.00	11,500.00	4,000.00	4,000.00
Fees&Costs		45,311.60	45,311.60	53,000.00	53,000.00
		10,000.00	10,000.00	14,000.00	10,800.00
Total CFP Funds (Est.)		453,116	453,116	453,116	453,116
Total Replacement Housing Factor Funds					

ATTACHMENT A

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

Activities for Year 1 2007	Activities for Year : <u>2</u> ____ FFY Grant: 2008 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2009 PHA FY:		
See	WA4002 *			WA4002*		
Annual		Landscaping	5,004.40		Back door landings, aprons	7,000.00
Statement		Floors, Bathrooms,Kitchens	27,300.00		Floors	20,000.00
		Painting/repair	8,000.00		Ranges,Refers	3,000.00
		Interior doors	15,000.00		Vinyl siding	10,000.00
		Vinyl siding	11,000.00		Subtotal:	40,000
		Ranges, refers	4,000.00			
			0	WA4003*	Landscape	3,000.00
			0		Vinyl Siding	10,000.00
		Subtotal:	70,304.40		Floors, Paint /repair	7,000.00
					Re-model baths	9,004.40
	WA4003*	Landscape Stripe parkin	5,000.00		Subtotal:	29,004.40
		Sidewalks	5,000.00			
		Ranges & Refers	4,000.00	WA4004*	Drainage	2,000.00
		Remodel Bathrooms*	10,000.00		Paint ceilings	7,000.00
		Vinyl Siding*	10,000.00		Covered mailboxes	10,000.00
		Floors	8,300.00		Floors	8,000.00
		Interior Painting	2,000.00		Subtotal:	27,000
		Subtotal:	44,300			
	WA4004*	Sidewalks	0.00	WA4005*	Landscape,	3,000.00
		Flooring	4,000.00		Interior painting	6,000.00
		Wall board Ceilings	7,500.00		Hallway tile	20,000.00
		Stripe parking	0.00		Upgrade card entry	8,000.00
		Subtotal:	11,500		Subtotal:	37,000

ATTACHMENT A

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

Activities for Year 1 2007	Activities for Year : <u>2</u> ____ FFY Grant: 2008 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2009 PHA FY:		
	WA4005*	Landscaping	2,000.00	WA4006*	Landscape parking sidewalks	10,000.00
		Retrofit Fire sprinklers	4,000.00		Community room Furniture	2,000.00
		Security / Lighting	3,000.00		Heaters, Building ventilation	10,000.00
		Repair & Seal exterior	10,700.00		Covered area Tenants	.00
		Paint exterior	6,000.00		Card Entry upgrade	5,000.00
		Storage shed	0.00		Security equipment	5,000.00
		Re-Plumb Apts	9,000.00			0
		Subtotal:	34,700		Subtotal:	32,000
	WA4006*	Landscaping	3,000.00	WA4007*	Landscaping	3,000.00
		Seal, paint exterior	15,000.00		Apartment carpeting	30,000.00
		Kitchen cabinets	120,000.00		Handicap upgrades	55,300.00
		Exit doors	5,000.00		Upgrade card entry	5,000.00
		Rear Canopy	13,000.00		Apartment Balconies	35,000.00
		Ranges Refers	8,000.00		Security equipment	4,000.00
		Washers/dryers	16,000.00		Subtotal:	132,300
		Sub Total:	180,000			
	WA4007*	Landscaping	3,000.00			
		Paint Apts.	5,000.00			
		Replace exit doors	7,000.00			
		Bathroom Remodel	10,000.00			
		Refrigerators & Ranges	5,000.00			
		Subtotal:	30,000			

ATTACHMENT A

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

Activities for Year 1 2007	Activities for Year : <u>2</u> ____ FFY Grant: 2008 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant:2009 PHA FY:		
	HA-Wide*	Computer equipment	10,000.00	HA-Wide*	Computer equipment	20,000.00
		Maint&Lawn equipment	10,000.00		Lawn equipment	19,000.00
		Security	4,000.00		Maintenance Vehicle	25,000.00
	HA-Wide		0		Carport / Parking	20,000.00
		HA-Wide Subtotal:	24,000		HA-Wide Subtotal:	84,000
	HA-Wide Management	Training	1,000.00	HA-Wide Management	Training	6,000.00
		Software	2000.00		Software	5,500.00
		Management Subtotal:	3,000		Management Subtotal:	11,500

ATTACHMENT A

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

Activities for Year 1 2007	Activities for Year : 4 ____ FFY Grant:2010 PHA FY:			Activities for Year: 5 ____ FFY Grant: 2011 PHA FY:		
	WA4002*	Back Porches	8,000.00	WA4002*	Landscape/parking	5,000.00
		Bathrooms	17,000.00		Unit phone/cable	5,816.00
		Vinyl Siding/ Foundation repair	20,000.00		Siding/soffits	20,000.00
		Floors	20,816.00		Re-Roof /paint	20,000.00
		Kitchens	45,000.00		Exterior lighting	5,000.00
		Subtotal:	110,816		Floors	20,000.00
					Subtotal:	75,816
	WA4003*	Landscape, Trees	4,000.00			
		Exterior Paint	6,000.00	WA4003*	Landscaping / Fencing	9,000.00
		Porch roofs	20,000.00		Siding / soffits	15,000.00
		Floors kit/bath	27,000.00		Utility rooms	10,000.00
		Blinds	5,000.00		Kitchens	10,000.00
		Subtotal:	62,000		Refers/stoves	7,500.00
					Subtotal:	51,500
	WA4004*	Landscape/sidewalk	5,000.00			
		Wallboard/paint	15,000.00	WA4004*	Landscaping	5,000.00
		Exterior paint/siding	15,000.00		Sewer lines C.O.	24,000.00
		Floors,bath/kitchens	12,000.00		Kitchens	30,000.00
		Subtotal:	47,000		Refers/stoves	10,000.00
					Security equipment	5,000.00
						0
					Subtotal:	74,000

ATTACHMENT A

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

Activities for Year 1 2007	Activities for Year : 4 ____ FFY Grant:2010 PHA FY:			Activities for Year: 5 ____ FFY Grant:2011 PHA FY:		
	WA4005*	Landscaping	4,000.00	WA4005*	Landscaping/fencing	3,000.00
		Community room furniture	1,000.00		Floor maintenance	5,500.00
		Ceiling tiles	8,000.00		Exterior maintenance	8,000.00
		Floors	10,000.00		Public Bathroom	5,000.00
		Security/intercom	10,500.00		Exterior Lights	4,500.00
		Fire sprinkler upgrade	10,000.00		Intercom/security	9,000.00
		Subtotal:	43,500		Common area carpeting	4,000.00
					Subtotal:	39,000
	WA4006*	Landscape	7,000.00	WA4006*	Landscaping/Parking	8,000.00
		Remodel elevator car	13,000.00		Sidewalk rear	5,000.00
		Paint halls/ apartments	5,500.00		Lighting	4,000.00
		Kitchens	14,800.00		Central ventilation	2,000.00
		Floors	5,000.00		Heating system	8,000.00
		Fire sprinkler upgrade	5,000.00		Subtotal:	27,000
		Security / Lighting	4,000.00			
		Intercom system	5,000.00			
		Subtotal:	59,300			

ATTACHMENT A

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

Activities for Year 1 2007	Activities for Year : 4 ____ FFY Grant:2010 PHA FY:			Activities for Year: 5 ____ FFY Grant:2011 PHA FY:		
	WA4007*			WA4007*		
		Landscape	3,000.00		Landscaping	3,000.00
		Paint Apartments	4,000.00		Carpet Apts.	8,000.00
		Refrigerators	3500.00		Elevator upgrade	18,000.00
		Ranges	4,000.00		Power entrance doors	12,000.00
		Fire Alarm system	6,000.00		Window replacement	10,000.00
		Security / Lighting/intercom	10,000.00		Paint Apartments	4,000.00
		Subtotal:	30,500		Subtotal:	64,500
				HA-Wide*	Maintenance equipment	22,000.00
					Maintenance Vehicle	15,000.00
					Computer equipment	10,000.00
	HA-Wide *	Maintenance Equipment	10,000.00		Security /lighting	6,500.00
		Computer Equipment	10,000.00		Subtotal:	53,500
		Security / fire equipment	9,000.00			
		Subtotal:	29,000	HA-Wide Management*	Training	2,000.00
					Software	2,000.00
	HA-Wide Management*	Training	1,000.00			0
		Software	3,000.00		Subtotal	4,000
		Subtotal:	4,000			

CAPITAL FUND PROGRAM TABLES START HERE

2006 Original Annual Statement 2006Hud.doc Final

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	45,311.60	0	0	0
3	1408 Management Improvements Soft Costs	7,000.00			
	Management Improvements Hard Costs	500.00			
4	1410 Administration	45,311.60			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	6,792.80			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	95,000.00			
10	1460 Dwelling Structures	177,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	13,200.00			
12	1470 Non-dwelling Structures	26,500.00			
13	1475 Non-dwelling Equipment	36,000.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
	Amount of Annual Grant	453,116.00			

ATTACHMENT A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program Grant No: WA19P00450106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	453,116.00			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	3,000.00			
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	11,000.00			
	Amount of line XX Related to Energy Conservation Measures	7,000.00			
	Collateralization Expenses or Debt Service	0			

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450106 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
HA-Wide	Operations		1406		45,311.60	0		
HA-Wide	Software		1408		500.00	0		
HA-Wide	Resident Services Coordinator		1408		5,000.00	0		
HA-Wide	Training for CFP Personnel		1408		2,000.00	0		
HA-Wide	Salaries Capital Planner		1410		45,311.60	0		
HA-Wide	A&E Services		1430		6,792.80	0		
HA-Wide Non-dwelling	Security , Electrical,Garage doors, office & Shop		1470		25,000.00	0		
Non-dwelling equipment	Computer/Maintenance equipment Lawn, Storage, Maint Vehicle		1475		25,000.00	0		
HA Wide	Maintenance Parking Fencing		1450	1	28,000.00	0		
WA4002	Aprons, Driveways, landscape		1450	8	20,000.00	0		
WA4002	Floors, Remodel Baths, electrical, fans, interior doors,painting,toilets		1460	8	28,000.00	0		
WA4002	Vinyl Siding, cleaning		1460	3	10,000.00	0		
WA4002	Refrigerators/ranges		1465.1	2	2,000.00	0		
WA4003	Landscape & Drainage parking paint		1450	2	2,000.00	0		
WA4003	Vinyl Siding, exterior doors		1460	2	25,000.00	0		
Total this page					269,916			

ATTACHMENT A

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 Clallam County			Grant Type and Number Capital Fund Program Grant No: WA19P00450106 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
WA4003	Bathrooms		1460	2	5,000.00	0			
WA4003	Blinds, Refers, ranges		1465	9	4,000.00	0			
WA4004	Sidewalks, stripe parking, Fencing		1450	4	34,000.00	0			
WA4004	Floors, Furnaces, earthquake straps, painting		1460	3	10,000.00	0			
WA4004	Refrigerators/ ranges		1465	4	3,000.00	0			
WA4005	Landscape		1450	-	4,000.00	0			
WA4005	Re-plumb water lines		1460	1	75,000.00	0			
WA4005	Paint, Cleaning, caulk windows		1460	4	7,000.00	0			
WA4005	Security Equipment,		1475	1	4,000.00	0			
WA4006	Landscape		1450	-	3,000.00	0			
WA4006	Plumbing mechanical room		1460	4	8,000.00	0			
WA4006	Paint trim and soffits		1460	1	3,500.00	0			
WA4006	Paint Apts.		1460	3	2,000.00				
WA4006	Ranges Refers		1465.1		1,200.00	0			
WA4006	Floor maintenance		1470	1	1,500.00	0			
WA4006	Security equipment/lighting		1475	1	3,000.00	0			
Total this Page					168,200				

ATTACHMENT A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Clallam County		Grant Type and Number Capital Fund Program No: WA19P00450106 Replacement Housing Factor 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	
HA-Wide 1408	07/17/08			7/17/10			
HA-Wide Admin.	07/17/09			7/17/10			
HA-Wide A&E	07/17/09			7/17/10			
HA-Wide Non-dwelling	07/17/09			7/17/10			
Non-dwelling equipment	07/17/09			7/17/10			
WA4002	07/17/09			7/17/10			
WA4003	07/17/09			7/17/10			
WA4004	07/17/09			7/17/10			
WA4005	07/17/09			7/17/10			
WA4006	07/17/09			7/17/10			
WA4007	07/17/09			7/17/10			

ATTACHMENT A

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of Clallam County		<input 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: PHA FY:2007	Work Statement for Year 3 FFY Grant: PHA FY:2008	Work Statement for Year 4 FFY Grant: PHA FY:2009	Work Statement for Year 5 FFY Grant: PHA FY:2010
	Annual Statement				
WA4002		70,304.40	40,000.00	110,816.00	75,816.00
WA4003		44,300.00	29,004.40	62,000.00	51,500.00
WA4004		11,500.00	27,000.00	47,000.00	74,000.00
WA4005		34,700.00	42,000.00	43,500.00	39,000.00
WA4006		180,000.00	32,000.00	59,300.00	27,000.00
WA4007		30,000.00	132,300.00	30,500.00	64,500.00
HA-Wide		24,000.00	84,000.00	29,000.00	53,500.00
HA-Management Administration		3,000.00	11,500.00	4,000.00	4,000.00
Fees&Costs		45,311.60	45,311.60	53,000.00	53,000.00
		10,000.00	10,000.00	14,000.00	10,800.00
Total CFP Funds (Est.)		453,116	453,116	453,116	453,116
Total Replacement Housing Factor Funds					

ATTACHMENT A

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

Activities for Year 1 2006	Activities for Year : <u>2</u> ____ FFY Grant: 2007 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2008 PHA FY:		
See	WA4002 *			WA4002*		
Annual		Landscaping/aprons Driveways	5,004.40		Landscape, back door landings, aprons	7,000.00
Statement		Floors, Bathrooms	27,300.00		Floors	20,000.00
		Painting/repair	8,000.00		Ranges,Refers	3,000.00
		Interior doors	15,000.00		Vinyl siding	10,000.00
		Vinyl siding	11,000.00		Subtotal:	40,000
		Ranges, refers	4,000.00			
			0	WA4003*	Landscape	3,000.00
			0		Vinyl Siding	10,000.00
		Subtotal:	70,304.4		Floors, Paint /repair	7,000.00
					Re-model baths	9,004.40
	WA4003*	Landscape Stripe parkin	5,000.00		Subtotal:	29,004.4
		Sidewalks	5,000.00			
		Ranges & Refers	4,000.00	WA4004*	Landscape	2,000.00
		Remodel Bathrooms*	10,000.00		Paint wood ceilings	7,000.00
		Vinyl Siding*	10,000.00		Covered mailboxes	10,000.00
		Floors	8,300.00		Floors	8,000.00
		Interior Painting	2,000.00		Subtotal:	27,000
		Subtotal:	44,300			
	WA4004*	Insulate common walls	0.00	WA4005*	Landscape,	3,000.00
		Flooring	4,000.00		Interior painting	6,000.00
		Paint Wood Ceilings	3,500.00		Hallway tile	20,000.00
		Re-pave parking	0.00		Upgrade card entry	8,000.00
		Wallboard , Paint	4,000.00		Security equipment	5,000.00
		Subtotal:	11,500		Subtotal:	42,000

ATTACHMENT A

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

Activities for Year 1 2006	Activities for Year : <u>2</u> ____ FFY Grant: 2007 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2008 PHA FY:		
	WA4005*	Landscaping	2,000.00	WA4006*	Landscape parking sidewalks	10,000.00
		Retrofit Fire sprinklers	4,000.00		Community room Furniture	2,000.00
		Security / Lighting	3,000.00		Heaters, Building ventilation	10,000.00
	Year 2	Repair & Seal exterior	10,700.00		Covered area Tenants	.00
		Paint exterior	6,000.00		Card Entry upgrade	5,000.00
		Storage shed	0.00		Security equipment	5,000.00
		Re-Plumb Apts	9,000.00			0
		Subtotal:	34,700		Subtotal:	32,000
	WA4006*	Landscaping	3,000.00	WA4007*	Landscaping	3,000.00
		Seal, paint exterior	15,000.00		Apartment carpeting	30,000.00
		Kitchen cabinets	120,000.00		Handicap upgrades	55,300.00
		Exit doors	5,000.00		Upgrade card entry	5,000.00
		Rear Canopy	13,000.00		Apartment Balconies	35,000.00
		Ranges Refers	8,000.00		Security equipment	4,000.00
		Washers/dryers	16,000.00		Subtotal:	132,300
		Sub Total:	180,000			
	WA4007*	Landscaping	3,000.00			
		Paint Apts.	5,000.00			
		Replace exit doors	7,000.00			
		Bathroom Remodel	10,000.00			
		Refrigerators & Ranges	5,000.00			
		Subtotal:	30,000			

ATTACHMENT A

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

Activities for Year 1 2006	Activities for Year : <u>2</u> ____ FFY Grant: 2007 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant:2008 PHA FY:		
	HA-Wide*	Computer equipment	10,000.00	HA-Wide*	Computer equipment	20,000.00
		Maint&Lawn equipment	10,000.00		Lawn equipment	19,000.00
		Security	4,000.00		Maintenance Vehicle	25,000.00
	HA-Wide		0		Carport / Parking	20,000.00
		HA-Wide Subtotal:	24,000		HA-Wide Subtotal:	84,000
	HA-Wide Management	Training	1,000.00	HA-Wide Management	Training	6,000.00
		Software	2000.00		Software	5,500.00
		Management Subtotal:	3,000		Management Subtotal:	11,500

ATTACHMENT A

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

Activities for Year 1 2006	Activities for Year : 4 ____ FFY Grant:2009 PHA FY:			Activities for Year: 5 ____ FFY Grant: 2010 PHA FY:		
	WA4002*	Landscape, aprons	8,000.00	WA4002*	Landscape/parking	5,000.00
		Bathrooms	17,000.00		Unit phone/cable	5,816.00
		Vinyl Siding/ Foundation repair	20,000.00		Siding/soffits	20,000.00
		Floors	20,816.00		Re-Roof /paint	20,000.00
		Kitchens	45,000.00		Exterior lighting	5,000.00
		Subtotal:	110,816		Floors	20,000.00
					Subtotal:	75,816
	WA4003*	Landscape, Trees	4,000.00			
		Exterior Paint	6,000.00	WA4003*	Landscaping / Fencing	9,000.00
		Porch roofs	20,000.00		Siding / soffits	15,000.00
		Floors kit/bath	27,000.00		Utility rooms	10,000.00
		Blinds	5,000.00		Kitchens	10,000.00
		Subtotal:	62,000		Refers/stoves	7,500.00
					Subtotal:	51,500
	WA4004*	Landscape/sidewalk	5,000.00			
		Wallboard/paint	15,000.00	WA4004*	Landscaping	5,000.00
		Exterior paint/siding	15,000.00		Sewer lines C.O.	24,000.00
		Floors,bath/kitchens	12,000.00		Kitchens	30,000.00
		Subtotal:	47,000		Refers/stoves	10,000.00
					Security equipment	5,000.00
						0
					Subtotal:	74,000

ATTACHMENT A

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

Activities for Year 1 2006	Activities for Year : 4 ____ FFY Grant:2009 PHA FY:			Activities for Year: 5 ____ FFY Grant:2010 PHA FY:		
	WA4005*	Landscaping	4,000.00	WA4005*	Landscaping/fencing	3,000.00
		Community room furniture	1,000.00		Floor maintenance	5,500.00
		Ceiling tiles	8,000.00		Exterior maintenance	8,000.00
		Floors	10,000.00		Public Bathroom	5,000.00
		Security/intercom	10,500.00		Exterior Lights	4,500.00
		Fire sprinkler upgrade	10,000.00		Intercom/security	9,000.00
		Subtotal:	43,500		Common area carpeting	4,000.00
					Subtotal:	39,000
	WA4006*	Landscape	7,000.00			
		Remodel elevator car	13,000.00	WA4006*	Landscaping/Parking	8,000.00
		Paint halls/ apartments	5,500.00		Sidewalk rear	5,000.00
		Kitchens	14,800.00		Lighting	4,000.00
		Floors	5,000.00		Central ventilation	2,000.00
		Fire sprinkler upgrade	5,000.00		Heating system	8,000.00
		Security / Lighting	4,000.00		Subtotal:	27,000
		Intercom system	5,000.00			
		Subtotal:	59,300			

ATTACHMENT A

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

Activities for Year 1 2006	Activities for Year : 4 _____ FFY Grant:2009 PHA FY:			Activities for Year: 5 _____ FFY Grant:2010 PHA FY:		
	WA4007*			WA4007*		
		Landscape	3,000.00		Landscaping	3,000.00
		Paint Apartments	4,000.00		Carpet Apts.	8,000.00
		Refrigerators	3500.00		Elevator upgrade	18,000.00
		Ranges	4,000.00		Power entrance doors	12,000.00
		Fire Alarm system	6,000.00		Window replacement	10,000.00
		Security / Lighting/intercom	10,000.00		Paint Apartments	4,000.00
		Subtotal:	30,500		Subtotal:	64,500
				HA-Wide*		
					Maintenance equipment	22,000.00
					Maintenance Vehicle	15,000.00
					Computer equipment	10,000.00
	HA-Wide *	Maintenance Equipment	10,000.00		Security /lighting	6,500.00
		Computer Equipment	10,000.00		Subtotal:	53,500
		Security / fire equipment	9,000.00			
		Subtotal:	29,000	HA-Wide Management*		
					Training	2,000.00
	HA-Wide Management*	Training	1,000.00		Software	2,000.00
						0
		Software	3,000.00		Subtotal	4,000
		Subtotal:	4,000			

**Attachment B:
STATUS OF GOALS FROM FY2006 ANNUAL PLAN**

The current status of goals set in the FY 2007 Annual Plan is:

- **Develop a comprehensive Cluster Care resident services program for the HACC's senior disabled complexes.** *HACC has a three-year ROSS Resident Services Delivery Model grant, and has implemented the strategies outlined in the work plan for the grant.*
- **Continue to increase participation in outlying area of the County by increasing both awareness and accessibility.** *HACC continues to increased Section 8 participation in the West End of the County. In addition, we have partnered to develop new housing specifically for the disabled.*
- **Expand Section 8 Homeownership Program by at least five additional families.** *The current program size is 14. The housing market made it difficult for voucher holders to find units that were affordable during this fiscal year.*
- **Continue to expand the circle of communication between the agency, private landlords, other resource agencies and the residents/staff/board.** *HACC takes advantage of every opportunity to reach this goal. It is ongoing.*
- **Increase MASS scoring in the area of turnover, reducing the average turnover time to 20 days.** *Average unit turnover goal was not met. We will keep this as a goal and try again.*
- **Ensure preservation of existing affordable housing properties.** *HACC successfully purchased two existing USDA-RD apartment complexes for rehabilitation and preservation.*

ATTACHMENT C

Section 8 Project-Based Voucher Statement FY 2008

The Housing Authority of the County of Clallam (HACC) has operated a Project-Based Section 8 program since May of 1999. The existing program includes up to 52 units of project-based assistance targeted at underserved areas of the county and assisting those with special needs. In FY2006 the HACC set the maximum number of Section 8 Project-Based Vouchers at 20% of the voucher allocation. Housing Assistance Payments Contract exists for the following project-based units:

- 27 units at Homestead Apartments, located in Forks; and
- 7 units at Sunbelt Apartments, located in Sequim.
- 12 units at the Lee Plaza in Port Angeles
- 3 units at the Quillayute Valley Park's and Recreation District units in Forks.
- Additional units up to the 20% cap are still available for project-basing at a later date.

The project basing of these units has been extremely effective in providing affordable housing opportunities for special needs populations in these underserved areas. HACC plans to renew these contracts to continuing serving these populations during the fiscal year.

Clallam County has a limited supply of appropriate units available for the special needs and elderly populations. Project-basing assistance makes existing suitable units available to the population and assures the availability of the units for a period of years.

**ATTACHMENT D:
RESIDENT LEADER/COMMISSIONER INFORMATION:**

Peter Ripley, resident of Public Housing is the current Resident Commissioner for the Housing Authority of the County of Clallam. The Clallam County Board of Commissioners appointed Mr. Ripley to the board in January, 2005.

Resident Advisory Board (RAB)

Chair: Resident Commissioner Ripley

Terrace Members: Kevin French
Judy Aynsley

Manor Members: Bryan Maple
Joan Conway

Villa Members: Gene Frowein
Bud Millman

Mt. Angeles View Members: none at this time.

Resident Presidents

Terrace: Kevin French
Manor: Bryan Maple
Villa: Gene Frowein
Mt. Angeles: No officers at this time.

ATTACHMENT E

PART VII. HOMEOWNERSHIP

[24 CFR 982.625 through 982.643]

15-VII.A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. The PHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance a PHA may offer under this option: monthly homeownership assistance payments, or a single down payment assistance grant. PHAs may choose to offer either or both forms of homeownership assistance, or choose not to offer either. If a PHA offers both forms of assistance, a family must choose which form of assistance to receive.

The PHA must offer either form of homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of the PHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. The PHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. The PHA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where the PHA has otherwise opted not to implement a homeownership program.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

15-VII.B. FAMILY ELIGIBILITY [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.

- The family must have been admitted to the Housing Choice Voucher program.
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. The PHA may establish a higher income standard for families. However, a family that meets the federal minimum income requirement (but not the PHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit.
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.

- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family.
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the PHA must grant an exemption from the employment requirement if the PHA determines that it is needed as a reasonable accommodation.
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).

The HACC will impose the following additional initial requirements:

- The family has had no family-caused violations of HUD's Housing Quality Standards within the last two years.
- The family is not within the initial 12-month period of a HAP Contract.
- The family does not owe money to the HACC.
- The family has not committed any serious or repeated violations of the Housing Choice Voucher assisted lease within the last two years.

15-VII.C. SELECTION OF FAMILIES [24 CFR 982.626]

Unless otherwise provided (under the homeownership option), the PHA may limit homeownership assistance to families or purposes defined by the PHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in the PHA administrative plan.

The HACC will administer up to five new homeownership units per year. The PHA may exceed the number of units planned per year if it is necessary as a reasonable accommodation for a person with a disability. If this occurs, the PHA may reduce the number of homeownership units offered in subsequent years.

The HACC will offer the homeownership option to participant families who:

- Are participants of HACC's Family Self-Sufficiency program and have completed two years of their program (this does not apply to elderly/disabled households), and has been a Public Housing or Section resident for 24 months at least 12 months of which must be in Clallam County; and
- Have cleared any credit issues that would prevent them from obtaining financing; and

- Contain at least one adult family member who will own the home who has been gainfully employed for at least one year; and
- Have completed the first time homebuyer class; and
- Are enrolled in and have taken at least six of twelve classes in home maintenance (the remainder must be completed within six months of purchase).

Families meeting these criteria will be selected according to the Homeownership Application date and time.

15-VII.D. ELIGIBLE UNITS [24 CFR 982.628]

In order for a unit to be eligible, the PHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD’s “eligible housing” requirements. The unit may not be any of the following:
 - A public housing or Indian housing unit;
 - A unit receiving Section 8 project-based assistance;
 - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
 - A college or other school dormitory;
 - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- The unit must be under construction or already exist at the time the family enters into the contract of sale.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit must have been inspected by the PHA and by an independent inspector designated by the family.
- The unit must meet Housing Quality Standards (see Chapter 8).
- For a unit where the family will not own fee title to the real property (such as land owned by a land trust), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.
- For PHA-owned units all of the following conditions must be satisfied:
 - The PHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a PHA-owned unit is freely selected by the family without PHA pressure or steering;
 - The unit is not ineligible housing;
 - The PHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any PHA provided financing. All of these actions must be completed in accordance with program requirements.

The PHA must not approve the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

15-VII.E. ADDITIONAL PHA REQUIREMENTS FOR SEARCH AND PURCHASE [24 CFR 982.629]

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. The PHA may establish the maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home. If the family is unable to purchase a home within the maximum time established by the PHA, the PHA may issue the family a voucher to lease a unit or place the family's name on the waiting list for a voucher.

PHA Policy

The HACC has established the maximum time that will be allowed for a family to locate and purchase, and close on a home. The families deadline date for this will be nine months from the date of the families eligibility for the homeownership option is determined. Families using the Section 8 Homeownership Option in conjunction with the Rural Development Mutual Self-Help Housing Option will have 12 months.

The HACC will require periodic reports on the family's progress in finding and purchasing a home. Such reports will be provided by the family at intervals of 30 days.

15-VII.F. HOMEOWNERSHIP COUNSELING [24 CFR 982.630]

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA. HUD suggests the following topics for the PHA-required pre-assistance counseling:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

HACC requires all participants to have completed a first time homebuyer course approved by the Washington State Housing Finance Commission; and

To have taken at least 6 of twelve classes in home maintenance (the remainder must be completed within six months of purchase); and

To participate in six months of post purchase counseling.

The PHA may also offer additional counseling after commencement of homeownership assistance (ongoing counseling). If the PHA offers a program of ongoing counseling for participants in the homeownership option, the PHA shall have discretion to determine whether the family is required to participate in the ongoing counseling.

15-VII.G. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER [24 CFR 982.631]

Home Inspections

The PHA may not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until the PHA has inspected the unit and has determined that the unit passes HQS.

An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The PHA may not require the family to use an independent inspector selected by the PHA. The independent inspector may not be a PHA employee or contractor, or other person under control of the PHA. However, the PHA may establish standards for qualification of inspectors selected by families under the homeownership option.

The PHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS.

Contract of Sale

Before commencement of monthly homeownership assistance payments or receipt of a down payment assistance grant, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the PHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

Disapproval of a Seller

In its administrative discretion, the PHA may deny approval of a seller for the same reasons a PHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].

15-VII.H. FINANCING [24 CFR 982.632]

The PHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The PHA must establish policies describing these requirements in the administrative plan.

A PHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

As a check against predatory lending, the PHA will review the financing of each purchase transaction, including estimated closing costs. The PHA will review the loans for features, such as balloon payments, adjustable rate mortgages, and unusually high interest rates, all of which are prohibited. The PHA also will not approve "seller financing" or "owner-held" mortgages. Beyond these basic criteria, the PHA will rely on the lenders to determine that the loan will be affordable for program participants.

The mortgage a family applies for must require a minimum down payment of at least 3% of the sales price, with 1% of the down payment coming from the purchaser's personal funds. This down payment requirement may be waived by the PHA if the family is participating in the USDA Rural Development Mutual Self-Help Housing Program. The PHA will not require that the family have any more than the minimum of 1% of their own money in the transaction. However, in cases where a lender is requiring a larger amount, the family may be held to the underwriting guidelines set by the lending institution.

The family must be represented by a real estate professional or attorney in the purchase process.

The family must have two times the monthly Total Tenant Payment in the bank prior to closing and through the time of subsidy. This must be maintained in an account separate from the family's other accounts and the original or copy of the account statement must be sent to the Housing Authority directly from the bank or credit union.

Families may not pay more than 40% of the income for Total Tenant Payment (mortgage payment plus utility allowance).

15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family must attend and complete ongoing homeownership counseling (post-purchase counseling).
- The home must pass a HUD Housing Quality Standards Inspection annually for every year subsidy is received. If a home passes an inspection for three consecutive years, HUD Housing Quality Standards will no longer be required (at the discretion of the Housing Authority).
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

15-VII.J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE [24 CFR 982.634]

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

15-VII.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

The PHA may pay the homeownership assistance payments directly to the family, or at the PHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, a PHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

The PHA must adopt policies for determining the amount of homeownership expenses to be allowed by the PHA in accordance with HUD requirements.

Homeownership expenses (not including cooperatives) only include amounts allowed by the PHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the PHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

15-VII.L. PORTABILITY [24 CFR 982.636, 982.637, 982.353(b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and PHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

15-VII.M. MOVING WITH CONTINUED ASSISTANCE [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, the PHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with the PHA's policy regarding number of moves within a 12-month period.

The PHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and

- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

15-VII.N. DENIAL OR TERMINATION OF ASSISTANCE [24 CFR 982.638]

At any time, the PHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

The PHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633.

The PHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt.

ATTACHMENT E

PART VII. HOMEOWNERSHIP

[24 CFR 982.625 through 982.643]

15-VII.A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. The PHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance a PHA may offer under this option: monthly homeownership assistance payments, or a single down payment assistance grant. PHAs may choose to offer either or both forms of homeownership assistance, or choose not to offer either. If a PHA offers both forms of assistance, a family must choose which form of assistance to receive.

The PHA must offer either form of homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of the PHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. The PHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. The PHA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where the PHA has otherwise opted not to implement a homeownership program.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

15-VII.B. FAMILY ELIGIBILITY [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.

- The family must have been admitted to the Housing Choice Voucher program.
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. The PHA may establish a higher income standard for families. However, a family that meets the federal minimum income requirement (but not the PHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit.
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.

- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family.
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the PHA must grant an exemption from the employment requirement if the PHA determines that it is needed as a reasonable accommodation.
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).

The HACC will impose the following additional initial requirements:

- The family has had no family-caused violations of HUD's Housing Quality Standards within the last two years.
- The family is not within the initial 12-month period of a HAP Contract.
- The family does not owe money to the HACC.
- The family has not committed any serious or repeated violations of the Housing Choice Voucher assisted lease within the last two years.

15-VII.C. SELECTION OF FAMILIES [24 CFR 982.626]

Unless otherwise provided (under the homeownership option), the PHA may limit homeownership assistance to families or purposes defined by the PHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in the PHA administrative plan.

The HACC will administer up to five new homeownership units per year. The PHA may exceed the number of units planned per year if it is necessary as a reasonable accommodation for a person with a disability. If this occurs, the PHA may reduce the number of homeownership units offered in subsequent years.

The HACC will offer the homeownership option to participant families who:

- Are participants of HACC's Family Self-Sufficiency program and have completed two years of their program (this does not apply to elderly/disabled households), and has been a Public Housing or Section resident for 24 months at least 12 months of which must be in Clallam County; and
- Have cleared any credit issues that would prevent them from obtaining financing; and

- Contain at least one adult family member who will own the home who has been gainfully employed for at least one year; and
- Have completed the first time homebuyer class; and
- Are enrolled in and have taken at least six of twelve classes in home maintenance (the remainder must be completed within six months of purchase).

Families meeting these criteria will be selected according to the Homeownership Application date and time.

15-VII.D. ELIGIBLE UNITS [24 CFR 982.628]

In order for a unit to be eligible, the PHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD’s “eligible housing” requirements. The unit may not be any of the following:
 - A public housing or Indian housing unit;
 - A unit receiving Section 8 project-based assistance;
 - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
 - A college or other school dormitory;
 - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- The unit must be under construction or already exist at the time the family enters into the contract of sale.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit must have been inspected by the PHA and by an independent inspector designated by the family.
- The unit must meet Housing Quality Standards (see Chapter 8).
- For a unit where the family will not own fee title to the real property (such as land owned by a land trust), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.
- For PHA-owned units all of the following conditions must be satisfied:
 - The PHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a PHA-owned unit is freely selected by the family without PHA pressure or steering;
 - The unit is not ineligible housing;
 - The PHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any PHA provided financing. All of these actions must be completed in accordance with program requirements.

The PHA must not approve the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

15-VII.E. ADDITIONAL PHA REQUIREMENTS FOR SEARCH AND PURCHASE [24 CFR 982.629]

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. The PHA may establish the maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home. If the family is unable to purchase a home within the maximum time established by the PHA, the PHA may issue the family a voucher to lease a unit or place the family's name on the waiting list for a voucher.

PHA Policy

The HACC has established the maximum time that will be allowed for a family to locate and purchase, and close on a home. The families deadline date for this will be nine months from the date of the families eligibility for the homeownership option is determined. Families using the Section 8 Homeownership Option in conjunction with the Rural Development Mutual Self-Help Housing Option will have 12 months.

The HACC will require periodic reports on the family's progress in finding and purchasing a home. Such reports will be provided by the family at intervals of 30 days.

15-VII.F. HOMEOWNERSHIP COUNSELING [24 CFR 982.630]

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA. HUD suggests the following topics for the PHA-required pre-assistance counseling:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

HACC requires all participants to have completed a first time homebuyer course approved by the Washington State Housing Finance Commission; and

To have taken at least 6 of twelve classes in home maintenance (the remainder must be completed within six months of purchase); and

To participate in six months of post purchase counseling.

The PHA may also offer additional counseling after commencement of homeownership assistance (ongoing counseling). If the PHA offers a program of ongoing counseling for participants in the homeownership option, the PHA shall have discretion to determine whether the family is required to participate in the ongoing counseling.

15-VII.G. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER [24 CFR 982.631]

Home Inspections

The PHA may not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until the PHA has inspected the unit and has determined that the unit passes HQS.

An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The PHA may not require the family to use an independent inspector selected by the PHA. The independent inspector may not be a PHA employee or contractor, or other person under control of the PHA. However, the PHA may establish standards for qualification of inspectors selected by families under the homeownership option.

The PHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS.

Contract of Sale

Before commencement of monthly homeownership assistance payments or receipt of a down payment assistance grant, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the PHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

Disapproval of a Seller

In its administrative discretion, the PHA may deny approval of a seller for the same reasons a PHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].

15-VII.H. FINANCING [24 CFR 982.632]

The PHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The PHA must establish policies describing these requirements in the administrative plan.

A PHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

As a check against predatory lending, the PHA will review the financing of each purchase transaction, including estimated closing costs. The PHA will review the loans for features, such as balloon payments, adjustable rate mortgages, and unusually high interest rates, all of which are prohibited. The PHA also will not approve "seller financing" or "owner-held" mortgages. Beyond these basic criteria, the PHA will rely on the lenders to determine that the loan will be affordable for program participants.

The mortgage a family applies for must require a minimum down payment of at least 3% of the sales price, with 1% of the down payment coming from the purchaser's personal funds. This down payment requirement may be waived by the PHA if the family is participating in the USDA Rural Development Mutual Self-Help Housing Program. The PHA will not require that the family have any more than the minimum of 1% of their own money in the transaction. However, in cases where a lender is requiring a larger amount, the family may be held to the underwriting guidelines set by the lending institution.

The family must be represented by a real estate professional or attorney in the purchase process.

The family must have two times the monthly Total Tenant Payment in the bank prior to closing and through the time of subsidy. This must be maintained in an account separate from the family's other accounts and the original or copy of the account statement must be sent to the Housing Authority directly from the bank or credit union.

Families may not pay more than 40% of the income for Total Tenant Payment (mortgage payment plus utility allowance).

15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family must attend and complete ongoing homeownership counseling (post-purchase counseling).
- The home must pass a HUD Housing Quality Standards Inspection annually for every year subsidy is received. If a home passes an inspection for three consecutive years, HUD Housing Quality Standards will no longer be required (at the discretion of the Housing Authority).
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

15-VII.J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE [24 CFR 982.634]

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

15-VII.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

The PHA may pay the homeownership assistance payments directly to the family, or at the PHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, a PHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

The PHA must adopt policies for determining the amount of homeownership expenses to be allowed by the PHA in accordance with HUD requirements.

Homeownership expenses (not including cooperatives) only include amounts allowed by the PHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the PHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

15-VII.L. PORTABILITY [24 CFR 982.636, 982.637, 982.353(b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and PHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

15-VII.M. MOVING WITH CONTINUED ASSISTANCE [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, the PHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with the PHA's policy regarding number of moves within a 12-month period.

The PHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and

- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

15-VII.N. DENIAL OR TERMINATION OF ASSISTANCE [24 CFR 982.638]

At any time, the PHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

The PHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633.

The PHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt.