

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2008

Housing Authority of Snohomish County

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Snohomish County (HASCO)

PHA Number: WA039

PHA Fiscal Year Beginning: 07/2008

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Kristen Paynter Phone: (425) 293-0541
TDD: (425) 290-5785 Email (if available): Kristen@hasco.org

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

<u>Page #</u>	<u>Item #</u>	<u>Item Description</u>
4-5	1	Site-Based Waiting List Policies 903.7(b)(2) Policies on Eligibility, Selection, and Admissions
5-6	2	Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed
6-8	3	Section 8(y) Homeownership 903.7(k)(1)(i) Statement of Homeownership Programs
8-9	4	Project-Based Voucher Programs
9-17	5	PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
17-19	6	Supporting Documents Available for Review
20-24	7	Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
25-31	8	Capital Fund Program 5-Year Action Plan
32-40	9	Progress in Meeting the 5-Year Plan Mission and Goals
41	10	Violence Against Women Act
42	11	Definition of Significant Amendment or Modification

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **No.**

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

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

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant:

<input type="checkbox"/> Revitalization Plan under development
<input type="checkbox"/> Revitalization Plan submitted, pending approval
<input type="checkbox"/> Revitalization Plan approved
<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

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

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

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

1. Family must have sufficient income to pay homeownership and other family expenses.
2. Only 30-year fixed-rate mortgages are allowed.
3. Homebuyers must contribute \$2,500 or 2% of the purchase price, whichever is greater. Additional funds may be received in a gift.

4. Family must be a first-time homebuyer, i.e. have not owned a home in the last 3 years, or be a displaced homemaker.
5. Family must be able to document at least 2 years of employment in current line of work, unless elderly or disabled.
6. Family must have 12 months of clean credit with no late payments, delinquencies, judgments, claims or bankruptcies. Any bankruptcy must have been discharged for at least 2 years. Any previous foreclosure must have a "SOLD" justification.
7. Family must have reasonable expectation of future income growth, unless elderly or disabled.

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

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

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

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

Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

Name: HomeSight
5117 Rainier Avenue
Seattle, WA 98118

Experience: A HUD approved housing counseling agency since 1990.

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

Homeownership has long been a focus of Snohomish County housing policy. Since 1992, HASCO and our homeownership partner HomeSight have assisted over 485 homebuyers to achieve homeownership in Snohomish County. Increasing homeownership for working families adds to the continuum of housing programs provided by HASCO.

Homeownership Unit Development

- In 1992, HASCO initiated a first-time homebuyer program by building 4 homes in the City of Arlington.
- HASCO then developed a 9-unit subdivision in the City of Lynnwood.
- HASCO also developed the award-winning Thomas Place Manufactured Housing Community (50 units) northeast of Mill Creek. Households buy a home with conventional mortgage financing from BECU and lease the land from HASCO.
- HASCO also bought the 157-unit Markland Woods multifamily buildings in Mountlake Terrace and sold all of the units as affordable condominiums.
- By 2005, the 35-unit Kokanee Creek 2-story townhouse manufactured housing community developed by HomeSight in partnership with HASCO was sold out.
- In 2007, HASCO purchased the 55+ Squire and Kingsbury East Mobile Home Parks and implemented a plan to replace pre-HUD code homes with energy efficient HUD codes homes when a resident moves out of the park. These homes are then sold to low-income households at below-market prices with conventional mortgage financing from BECU.

Sales of Affordable Homes

- In 1999, HASCO secured approval from HUD to sell 43 single-family homes and use the proceeds to purchase multi-family units in a mixed-income development.
- Also in 1999, Boyden Robinett & Associates, an Everett based development firm, offered HASCO 4 homes in the Kellogg Village subdivision at prices well below market. This made it possible for HASCO to offer special financing to families buying their first homes.

Condominium Conversion

In 2001, HASCO purchased the 157-unit Markland Woods Apartments in the City of Mountlake Terrace and converted the units to condos for sale to existing tenants, young working families and retired empty nesters.

SnoHome Loan Program

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

Single-Family Rehabilitation Loan Program

In 1980, Snohomish County and HASCO created the Single-Family Rehabilitation Loan Program to help families upgrade their homes. This program has helped over 600 families with almost \$14 million in loans.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):
 Implementation of the Snohomish County 10 Year Plan to End Homelessness

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

<u>Units</u>	<u>Property</u>	<u>City</u>	<u>Owner</u>
12	East Terrace III	Mountlake Terrace	HASCO
7	Fairview II	Monroe	HASCO
15	Victorian Woods	Mountlake Terrace	YWCA
14	Somerset Village	Lynnwood	YWCA
29	Wear to Live	Everett (South)	YWCA
7	Vision House	Renton	Vision House

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Snohomish County, Washington

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)
 Joint public hearings are conducted on the 5 year cycle by the four agencies in Snohomish County required to produce Consolidated Agency Plans: City of Everett, Everett Housing Authority, Snohomish County and HASCO.

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

The following strategies were developed with the overall goal of maintaining and enhancing the housing continuum for homeless people, people with special housing needs, low-income renters, and low- and moderate-income homeowners and homebuyers in the County. The 2005 – 2009 Snohomish County Consolidated Plan supports the Public Housing Agency Plan in the following ways:

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

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

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

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

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

Strategy H-2: Provide support for operations of existing homeless shelters and construction of needed shelters in under-served areas and for under-served populations. Increase the inventory of transitional housing for households needing assistance to move from homelessness into self-

sufficiency. Continue to work in partnership with the Gates Foundation's "Sound Families" program to expand the inventory of transitional housing in Snohomish County.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 30

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

* Size mismatch most acute among immigrant families

** Most severe problems in rural areas

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

"The need for additional Section 8, Public Housing and other forms of assisted housing is evidenced by the numbers of families needing assistance in Snohomish County as well as those currently on the waiting list. At least 18,200 households with incomes below 80%

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

“The picture for the foreseeable future makes these goals for the coming five years impractical. Congress has mandated HUD to reduce the costs of the Section 8 program. HASCO’s goal will be to effectively as possible manage the program during a period of diminishing federal resources and continue to serve the 2986 vouchers each year without reduction in program size. The goal for additional affordable housing is reduced to 100 units over the next five years as the sales price of apartments and the costs of new construction soar above HASCO’s ability to provide affordable housing for low-income families. These goals are coordinated with the Everett and Snohomish County Housing Consortium, a coalition of non-profit and public housing providers in the county. The Snohomish County Consolidate Plan is also coordinated through this planning consortium.

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

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

“Assistance to the homeless is also provided through other HASCO programs. Vouchers from the Section 8 program also assist this population. HASCO is the grantee for the Shelter Plus Care program administered by the YWCA. Over 300 families receive help for their disability/homeless situation through the consortium of agencies participating in this program. If HUD funding is available, a goal is set to expand the program by a project per year (of up to 20 units) for a total of 100 additional units over the 5-year period. HASCO will continue to participate in the Snohomish County Homeless Policy Task Force that coordinates homelessness planning issues including the 10-year plan to end homelessness.

“The physical needs assessment of 210 Public Housing units has been performed, including scattered sites. This provides HASCO with an accurate projection of the overall needs of these properties. Public Housing improvements are programmed through a 1 and 5-year action plan. During the 5-year plan, \$388,041 has been requested from HUD each year to include HASCO-wide cost and property improvements. Emphasis in 2005 through 2009 will be interior upgrades including replacement of carpet and vinyl, appliances, sinks and faucets, hot water tanks, heating systems and light fixtures.

“HASCO has reviewed all 12 Public Housing developments for the potential of vouchering them out and renting the units to low-income households. The initial assessment reveals that all developments could be vouchered out and rented to families with incomes below 50% of the median and in most cases below 30% of the median income. HASCO’s public housing stock is relatively new and in excellent condition, and will compete well with other rental properties in the community. A formal demonstration project proposal has been submitted to HUD in January 2004 requesting that the Public Housing stock be allowed to voucher out. A combination of vouchers and private market rents will provide adequate income for effective maintenance and operation. No response from HUD has been provided to date. However, HASCO has set a goal to voucher out all Public Housing family units during the next 5 years.

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

“The required number of Family Self- Sufficiency participants continues to decline, currently at 53 households. While HASCO has found this program to be very beneficial for residents, HUD financial constraints make expansion of the program infeasible. HASCO will continue to serve the required number of families until all of them have finished the program. As an alternative, HASCO is participating in the Snohomish County Individual Development Account (IDA) collaborative. Currently 9 residents are enrolled in this program with HASCO providing case management. IDA account holders are matched \$3 for every \$1 saved. Successful participants can use the proceeds of the IDA account to start a business, pursue a college education or purchase a home.

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

“The Public Housing Drug Elimination program, while defunded by HUD, remains a part of the HASCO work program. The strategy remains focused on prevention. Key elements include youth activities to deter drug or gang involvement such as Camp Fire, the Y Community Program, and skill building for parents to help them achieve self-sufficiency. Supplemental police services have been discontinued due to the lack of HUD funds.”

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community

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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-08 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	\$0	\$0	\$0	\$0
2	1406 Operations	\$61,727	\$0	\$0	\$0
3	1408 Management Improvements	\$27,777	\$0	\$0	\$0
4	1410 Administration	\$30,864	\$0	\$0	\$0
5	1411 Audit	\$8,200	\$0	\$0	\$0
6	1415 Liquidated Damages		\$0	\$0	\$0
7	1430 Fees and Costs	\$1,150	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$3,500	\$0	\$0	\$0
10	1460 Dwelling Structures	\$144,484	\$0	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$15,000	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$500	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$15,432	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$308,634	\$0	\$0	\$0
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$10,000	\$0	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$58,456	\$0	\$0	\$0

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-08 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
				Original	Revised	Funds Obligated	Funds Expended	
WA39-004 Robin Park			30 Units					
	ADA Improvements	1460		\$10,000				
	Elastimatic Deck Coatings	1460		\$8,000				
WA39-005 North Terrace	None		12 Units					
WA39-006 Stevens Circle			19 Units					
	Bathroom Fans & Timers	1460		\$5,000				
	Exterior Painting	1460		\$30,000				
	New Doors & Windows	1460		\$50,256				
WA39-007 Alderwood	None		25 Units					
WA39-008 WA39-003 Pinewood			25 Units					
	Bathroom Fans & Timers	1460		\$12,500				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-08 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
				Original	Revised	Funds Obligated	Funds Expended	
WA39-010 Centerwood			20 Units					
	Bathroom Fans & Timers	1460		\$10,000				
WA39-011 Maplewood	None		15 Units					
WA39-014 Scattered Sites			6 Units					
	Gutters & Downspouts – 09, 17	1460		\$4,000				
WA39-015 Scattered Sites			4 Units					
	Exterior Painting – 07	1460		\$8,000				
	Fence Replacement – 125	1450		\$3,500				
WA39-017 East Terrace I			26 Units					
	Laundry & Community Room Renovation	1470		\$15,000				
WA39-019 Cedar Grove	None		28 Units					

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program Grant No: WA19P039501-08 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
				Original	Revised	Funds Obligated	Funds Expended	
WA39-020 East Terrace II			4 Units					
	Gutters & Downspouts	1460		\$6,728				
HA-WIDE								
Operations	Operations (Extraordinary Maintenance)	1406	1 Unit	\$61,727				
Management Improvements	Resident Training Programs	1408	1 Unit	\$13,889				
	Resident Training	1408	1 Unit	\$10,802				
	Capital Fund Training	1408	4 Units	\$1,543				
	Maintenance Skills Training	1408	2 Units	\$1,543				
Non-technical Salaries	Staff Salaries	1410.1	3 Units	\$22,222				
	Staff Benefits	1410.9	3 Units	\$8,642				
	Energy Audit	1411	1 Unit	\$8,200				
Sundry	Advertisement	1430.9	1 Unit	\$250				
Permit	Permit Fees	1430.6	1 Unit	\$900				
	Computer Equipment	1475	1 Unit	\$500				
Contingency	Contingency	1502	1 Unit	\$15,432				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Snohomish County			Grant Type and Number Capital Fund Program No: WA19P039501-08 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	
WA39-004 Robin Park	9/17/2010			9/16/2012			
WA39-005 North Terrace	9/17/2010			9/16/2012			
WA39-006 Stevens Circle	9/17/2010			9/16/2012			
WA39-007 Alderwood	9/17/2010			9/16/2012			
WA39-008 Pinewood	9/17/2010			9/16/2012			
WA39-010 Centerwood	9/17/2010			9/16/2012			
WA39-011 Maplewood	9/17/2010			9/16/2012			
WA39-014 Scattered Sites	9/17/2010			9/16/2012			
WA39-015 Scattered Sites	9/17/2010			9/16/2012			
WA39-017 East Terrace I	9/17/2010			9/16/2012			
WA39-019 Cedar Grove	9/17/2010			9/16/2012			
WA39-020 East Terrace II	9/17/2010			9/16/2012			
Resident Resource Coordinator	9/17/2010			9/16/2012			
Resident Training Program	9/17/2010			9/16/2012			
Maintenance Mgmt. Training	9/17/2010			9/16/2012			
Maintenance Skills Training	9/17/2010			9/16/2012			
Staff Salaries	9/17/2010			9/16/2012			
Staff Benefits	9/17/2010			9/16/2012			
Advertisement	9/17/2010			9/16/2012			
Permit Fees	9/17/2010			9/16/2012			
Contingency	9/17/2010			9/16/2012			
Non-dwelling Equipment	9/17/2010			9/16/2012			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of Snohomish County			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/ HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
WA39-004 Robin Park		\$15,186	\$30,000	\$0	\$110,000
WA39-005 North Terrace		\$30,270	\$21,000	\$5,000	\$20,000
WA39-006 Stevens Circle		\$5,000	\$35,000	\$0	\$30,000
WA39-007 Alderwood		\$68,728	\$17,000	\$24,456	\$0
WA39-008 Pinewood		\$6,000	\$28,184	\$95,000	\$11,184
WA39-010 Centerwood		\$0	\$30,000	\$10,000	\$0
WA39-011 Maplewood		\$0	\$10,000	\$10,000	\$0
WA39-014 Scattered Sites		\$0	\$0	\$0	\$0
WA39-015 Scattered Sites		\$25,000	\$0	\$0	\$0
WA39-017 East Terrace I		\$0	\$0	\$5,000	\$0
WA39-019 Cedar Grove		\$15,000	\$0	\$11,728	\$0
WA39-020 East Terrace II		\$0	\$0	\$10,000	\$0
Physical Improvements Subtotal		\$165,184	\$171,184	\$171,184	\$171,184
HA-WIDE					
Management Improvements		\$27,777	\$27,777	\$27,777	\$27,777
HA-Wide Nondwelling Structures and Equipment					
Administration		\$30,864	\$30,864	\$30,864	\$30,864
Other		\$17,082	\$17,082	\$17,082	\$17,082

8. Capital Fund Program Five-Year Action Plan

Operations (Extraordinary Maintenance)		\$61,727	\$61,727	\$61,727	\$61,727
CFP Funds Listed for 5-year planning		\$137,450	\$137,450	\$137,450	\$137,450
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	WA39-004 Robin Park / 30 Units			WA39-004 Robin Park / 30 Units		
Annual	Concrete Repairs	1450	\$5,186	New Appliances	1475	\$30,000
Statement	Tree Removal	1450	\$4,000			
	Landscaping	1450	\$6,000			
	WA39-005 North Terrace / 12 Units			WA39-005 North Terrace / 12 Units		
	Window Replacement	1460	\$22,000	New Appliances	1475	\$12,000
	Landscaping	1450	\$6,000	Hot Water Tanks	1460	\$9,000
	Laundry Room	1470	\$2,270			
	WA39-006 Stevens Circle / 19 Units			WA39-006 Stevens Circle / 19 Units		
	Gutters & Downspouts	1460	\$5,000	New Appliances	1475	\$19,000
				Hot Water Tanks	1460	\$16,000
	WA39-007 Alderwood / 25 Units			WA39-007 Alderwood / 25 Units		
	Carpet & Vinyl	1460	\$20,000	New Appliances	1475	\$17,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WA39-007 Alderwood / 25 Units			WA39-007 Alderwood / 25 Units		
Community Bldg Repairs	1470	\$15,000			
Exterior Painting	1460	\$33,728			
Dumpster Enclosure	1460	\$6,000			
WA39-008 Pinewood / 25 Units			WA39-008 Pinewood / 25 Units		
Concrete Repairs	1450	\$6,000	New Appliances	1475	\$22,000
			Community Bldg Repairs	1470	\$6,184
WA39-010 Centerwood / 20 Units	None		WA39-010 Centerwood / 20 Units		
			New Appliances	1475	\$15,000
			Hot Water Tanks	1460	\$15,000
WA39-011 Maplewood / 15 Units	None		WA39-011 Maplewood / 15 Units		
			Hot Water Tanks	1460	\$10,000
WA39-014 Scattered Sites / 6 Units	None		WA39-014 Scattered Sites / 6 Units	None	
WA39-015 Scattered Sites / 4 Units			WA39-015 Scattered Sites / 4 Units	None	
Exterior Painting – 125	1460	\$5,000			
New Siding – 125	1460	\$20,000			
WA39-017 East Terrace I / 26 Units	None		WA39-017 East Terrace I / 26 Units	None	

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WA39-019 Cedar Grove / 28 Units			WA39-019 Cedar Grove / 28 Units	None	
Laundry & Community Room Remodel	1470	\$15,000			
WA39-020 East Terrace II / 4 Units	None		WA39-020 East Terrace II / 4 Units	None	
Total CFP Estimated Cost		\$171,184			\$171,184
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide Operations (Extraordinary Maintenance)	1406	\$61,727	HA-Wide Operations (Extraordinary Maintenance)	1406	\$61,727
HA-Wide			HA-Wide		
Resident Training Programs	1408	\$13,889	Resident Training Programs	1408	\$13,889
Resident Service Coordinator	1408	\$10,802	Resident Service Coordinator	1408	\$10,802
Maintenance Mgmt. Training	1408	\$1,543	Maintenance Mgmt. Training	1408	\$1,543
Maintenance Skills Training	1408	\$1,543	Maintenance Skills Training	1408	\$1,543
HA-Wide Non-Tech Salaries			HA-Wide Non-Tech Salaries		
Staff Salaries	1410.1	\$22,222	Staff Salaries	1410.1	\$22,222
Staff Benefits	1410.9	\$8,642	Staff Benefits	1410.9	\$8,642
Total CFP Estimated Cost		\$120,368			\$120,368

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WA39-004 Robin Park / 30 Units	None		WA39-004 Robin Park / 30 Units		
			Elevator Improvements	1460	\$75,000
			Carpet & Vinyl Replacement	1460	\$35,000
WA39-005 North Terrace / 12 Units			WA39-005 North Terrace / 12 Units		
ADA Improvements	1460	\$5,000	Carpet & Vinyl Replacement	1460	\$20,000
WA39-006 Stevens Circle / 19 Units	None		WA39-006 Stevens Circle / 19 Units		
			Carpet & Vinyl Replacement	1460	\$30,000
WA39-007 Alderwood / 25 Units			WA39-007 Alderwood / 25 Units	None	
ADA Improvements	1460	\$10,000			
Landscaping	1450	\$14,456			
WA39-008 Pinewood / 25 Units			WA39-008 Pinewood / 25 Units		
ADA Improvements	1460	\$5,000	Carpet & Vinyl Replacement	1460	\$11,184
New Roof	1460	\$65,000			
Exterior Painting	1460	\$25,000			
WA39-010 Centerwood / 20 Units			WA39-010 Centerwood / 20 Units	None	
ADA Improvements	1460	\$10,000			
WA39-011 Maplewood / 15 Units			WA39-011 Maplewood / 15 Units	None	
Dumpster Enclosure	1470	\$5,000			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
WA39-011 Maplewood / 15 Units			WA39-011 Maplewood / 15 Units	None	
ADA Improvements	1460	\$5,000			
WA39-014 Scattered Sites / 6 Units	None		WA39-014 Scattered Sites / 6 Units	None	
WA39-015 Scattered Sites / 4 Units	None		WA39-015 Scattered Sites / 4 Units	None	
WA39-017 East Terrace I / 26 Units			WA39-017 East Terrace I / 26 Units	None	
ADA Improvements	1460	\$5,000			
WA39-019 Cedar Grove / 28 Units			WA39-019 Cedar Grove / 28 Units	None	
ADA Improvements	1460	\$11,728			
WA39-020 East Terrace II / 4 Units	None		WA39-020 East Terrace II / 4 Units	None	
ADA Improvements	1460	\$10,000			
Total CFP Estimated Cost		\$171,184			\$171,184
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide Operations (Extraordinary Maintenance)	1406	\$61,727	HA-Wide Operations (Extraordinary Maintenance)	1406	\$61,727
HA-Wide			HA-Wide		
Resident Training Programs	1408	\$13,889	Resident Training Programs	1408	\$13,889
Resident Service Coordinator	1408	\$10,802	Resident Service Coordinator	1408	\$10,802

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide			HA-Wide		
Maintenance Mgmt. Training	1408	\$1,543	Maintenance Mgmt. Training	1408	\$1,543
Maintenance Skills Training	1408	\$1,543	Maintenance Skills Training	1408	\$1,543
HA-Wide Non-Tech Salaries			HA-Wide Non-Tech Salaries		
Staff Salaries	1410.1	\$22,222	Staff Salaries	1410.1	\$22,222
Staff Benefits	1410.9	\$8,642	Staff Benefits	1410.9	\$8,642
Total CFP Estimated Cost		\$120,368			\$120,368

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

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

PHA Goal 1: Expand the supply of assisted housing.

Objective 1-1: Increase the supply of Section 8 vouchers by 100 over the 5-year period.

Progress 2005: HUD has not made new vouchers available again this year as Congress struggles with other funding priorities.

Progress 2006: No change in 2006 because HUD has still not made new vouchers available. However, if HUD should make the opportunity available, HASCO may apply for the "Moving to Work" designation to better utilize the decreasing HUD housing resources.

Progress 2007: HASCO's total vouchers increased by seven this year, one of which was because a Hurricane Katrina victim with a Housing Authority of New Orleans voucher relocated to Snohomish County. HASCO now has a total of 2,963 vouchers. If HUD makes new vouchers available, such as for veterans, HASCO will apply.

Objective 1-2: Prepare to implement the flexible housing voucher program.

Progress 2005: This goal is on hold, since HUD has not introduced this program yet.

Progress 2006: No change in 2006. HASCO would like to explore Moving to Work as an alternative.

Progress 2007: No change in 2007 because HUD has not introduced the program. HASCO would like to explore Moving to Work as an alternative.

Objective 1-3: Manage decreasing resources in order to serve the same number of families we have committed to serve through the Section 8 Voucher Program.

Progress 2005: Cost saving measures to assist as many voucher holders as possible include reasonable rent scrutiny, established payment standard below 110% of the fair market rent, voucher unit search time reduced to 60 days, prohibit portability to areas with a higher payment standard, and occupancy standards are being reviewed.

Progress 2006: Payment standards have been raised due to a substantial tightening of the rental housing market with increases in market rents.

Progress 2007: The payment standard for 0-3 bedroom units and mobile home park spaces remains at 110% due to the tight housing market. The payment standard for 4-8 bedroom units remains under 110%. Even though housing markets have tightened and rents have risen, occupancy standards have remained the same because there are currently enough HAP funds to cover the portfolio. If there is a change in the housing market, HASCO will revisit payment and occupancy standards.

Objective 1-4: Explore a local rental assistance program.

Progress 2005: A local voucher program has not been explored yet.

Progress 2006: No change in 2006.

Progress 2007: Based on an affordable housing production plan produced by Snohomish County with input from the affordable housing community, Snohomish County will fund a local housing voucher program for homeless households that HASCO will manage. The program will start in 2008 with 50 vouchers for homeless households. HASCO will continue to support increasing the amount of vouchers that the County provides.

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

Objective 1-5: Acquire 100 additional affordable housing units over the next 5 years

Progress 2005: During the first year of the 5 year period, the 120 unit Autumn Chase Apartments have been acquired. **Increase this goal by another 100 units over the 5 year period.**

Progress 2006: The 45-unit Olympic View and the 43-unit Sound View senior subsidized apartments were purchased, bringing the total units acquired since the beginning of 2005 up to 208. **Increase the goal by another 100 units in 2007 (total of 300 units over a 5 year period).**

Progress 2007: HASCO purchased the 46-unit Squire and 47-unit Kingsbury East mobile home parks in Lynnwood, bringing the total units acquired since the beginning of 2005 to 301. HASCO also has a signed letter of intent to purchase the 32-unit Falls Crossing Apartment Complex in Granite Falls and closing is scheduled for 2008. **Increase the goal by another 50 in 2008 (total of 350 units over a 5 year period).**

Objective 1-6: Construct 14 units of affordable housing at East Terrace in Mountlake Terrace and 7 units at Fairview in Monroe to assist homeless households.

Progress 2005: Funding nearly acquired, complete construction by February, 2007.

Progress 2006: Funding acquired. Reduce East Terrace to 12 units. Construct in 2007.

Progress 2007: All funding acquired. Construction started in June. Fairview will be substantially complete in January of 2008 and East Terrace will be substantially complete in March of 2008.

Objective 1-9: Support the Sound Families program with project based vouchers.

Progress 2005: HASCO has added 19 project based vouchers to the Sound families program in FY 2005.

Progress 2006: HASCO added 26 project based vouchers to the Sound Families program in FY 2006.

Progress 2007: No vouchers were project based in FY 2007. HASCO expects to add 7 project based vouchers for Fairview, 12 for East Terrace, 8 for Housing Hope's Woods Creek Village in Monroe and 7 for Vision House for a total of 34 in FY 2008.

PHA Goal 2: Improve the quality of assisted housing

Objective 2-1: Implement project based budgeting for the Public Housing program.

Progress 2005: Project based budgeting will be implemented in 2007 by grouping Public Housing projects into 3 or 4 budgets.

Progress 2006: HUD has agreed to combine all Public housing developments into one budget.

Progress 2007: No change in 2006. All Public Housing developments continue to be grouped into one budget.

Objective 2-2: Voucher out Family Public Housing and project base senior Public Housing Apartments.

Progress 2005: This goal is put on hold until HUD allows agencies to voucher out deep subsidy units.

Progress 2006: No change in 2006 because HUD has not allowed agencies to voucher out deep subsidy units.

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

Progress 2007: No change in 2007 because HUD has not allowed agencies to voucher out deep subsidy units.

PHA Goal 3: Increase assisted housing choices.

Objective 3-1: Complete the mobile home park space rental survey and adjust the fair market rent accordingly.

Progress 2005: HUD was unable to consider an increased space rent unless all of King/Snohomish Counties studied. The objective will not be pursued.

Progress 2006: No change in this goal. Explore raising fair market rents (including Mobile home space rents) through the random digit dialing survey in 2007.

Progress 2007: HASCO did complete a random digit dialing survey for the metro area in conjunction with the Everett Housing Authority (EHA) and the King County Housing Authority (KCHA), but only received a slight increase in the fair market rent from HUD. A mobile home space rent survey for the metro area was also conducted with EHA and KCHA and HUD approved an increase from \$376/month up to \$545/month. 110% of this is \$599/month, which is a significant increase and will greatly assist our Section 8 clients that live in mobile homes.

Objective 3-2: Enroll 20 voucher households into homeownership program every year, assist 5 households in purchasing a home using their voucher, and assist 25 households in purchasing a home without voucher assistance over the 5 year period.

Progress 2005: Over the last year, 16 Section 8 families are enrolled to purchase a home, with 2 families purchasing a home using their voucher and 8 families have purchased without a voucher. Overall, 48 households became first time homebuyers through the SnoHome Loan program over the last year.

Progress 2006: 1 family purchased a home with voucher assistance and 4 purchased without voucher assistance. 20 families are enrolled in the first time homebuyer program.

Progress 2007: 1 family purchased a home with voucher assistance and there are currently 5 households enrolled in the Section 8 homeownership program.

Objective 3-3: Successfully complete the transition of the SnoHome loan program to HomeSight.

Progress 2005: This transition is nearly complete.

Progress 2006: This goal is complete.

Progress 2007: Goal is complete.

Objective 3-4: Complete 40 single family rehabilitation loans per year subject to availability of resources from Snohomish County.

Progress 2005: 30 rehabilitation loans were completed in FY 2005.

Progress 2006: 33 rehabilitation loans were completed in FY 2006.

Progress 2007: 31 rehabilitation loans were completed in FY 2007.

Objective 3-5: In partnership with HomeSight, implement the Mobile Home Resale and Replacement Program (MHRRP) at the Squire and Kingsbury East Mobile Home Parks, to replace outdated and unsafe pre-HUD code homes with HUD-code, energy efficient manufactured homes. (Added 2008)

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

Progress 2007: Worked with HomeSight to reprogram a Catalyst Grant from the Corporation for Enterprise Development to fund a feasibility study of the MHRRP. HASCO and HomeSight successfully completed the first replacement with a 1995 high quality manufactured home and are currently working on demolishing a second home and bringing in a newer manufactured home for a low-income elderly household. HASCO has also repurchased 2 additional homes, one of which will be resold to a household being evicted from a closing mobile home park.

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

PHA Goal 4: Provide an improved living environment

Objective 4-1: Maintain or decrease the currently low level of criminal activity at Public Housing developments through improved drug elimination programs.

Progress 2005: Contracts for police/sheriff presence at all Public Housing developments ended in 2003 due to HUD's termination of the PHDEP program. Community room improvements and better outdoor lighting, both funded through PHDEP, have been completed. HASCO continues to provide on-site management and preventative activities and programs. On-site management has been replaced by a "roving property manager" in family Public Housing.

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

Progress 2007: HASCO continues to use the roving property manager and to provide preventative activities and programs.

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

PHA Goal 5: Promote self-sufficiency and asset development of assisted households.

Objective 5-1: Provide self-sufficiency planning support services to the required number of Family Self Sufficiency (FSS) participants.

Progress 2005: The 33 FSS participants had approved contracts, action plans, and support services provided to all. From 1997 to 2005, 42 FSS graduates have purchased homes. There are 24 active escrow accounts, with 12 having balances of less than \$2,000, 5 with balances between \$1,000 and \$3,000, 5 of them having account balances of \$5,000 or more, and 2 with account balances greater than \$10,000. Thirteen graduates received a total of \$86,843 in escrow payments during the last year.

Progress 2006: The mandatory number for our FSS program is 23 participants. HASCO currently has 24 participants. Seventeen of these participants have an active escrow account, 8 have balances of less than \$2,000, 4 have balances between \$2,000 and \$5,000, 1 has a balance between \$9,000 and \$10,000 and 2 have balances between \$13,000 and \$14,000. Eight graduates received a total of \$24,543 in escrow payments during the past year. From 1997 to 2006, 44 FSS graduates have purchased homes, 2 were purchased in the last year.

Progress 2007: The mandatory number for our FSS program is 16 participants. HASCO currently has 17 participants. Fourteen of these participants have an active escrow account, 8 have balances of less than \$2,000, 3 have balances between \$2,000 and \$5,000, 3 have a balance between \$5,000 and \$10,000 and 1 has a balance over \$20,000. Five graduates

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

received a total of \$28,289 in escrow payments during the past year. From 1997 to 2007, 44 FSS graduates have purchased homes.

Objective 5-2: Make 4 program referrals per month and provide at least 8 supportive services programs per year for both Public Housing and Section 8 clients. (Added 2006)

Progress 2006: Program referrals are estimated at 25 per month and at least 10 supportive services programs are provided including Camp Fire, Stranger Danger classes, Books For Kids, fire safety, and the Y Community Program.

Progress 2007: Program referrals are estimated at 25 per month and at least 10 supportive services programs are provided including Camp Fire, Stranger Danger classes, Books For Kids, fire safety, and the Y Community Program.

Objective 5-3: Enroll new clients in the IDA program when funds are available.

Progress 2005: Additional funds have been secured for more IDA account holders and HASCO will assist our clients to enroll in this program. Presently, 11 HASCO clients are enrolled in the IDA program.

Progress 2006: Currently 6 HASCO clients are participating in the IDA program. There have been 4 successful graduates. Three graduate families purchased homes and one is pursuing a nursing degree with her savings. One client has been terminated from the program for failing to meet the savings goal.

Progress 2007: Currently 6 HASCO clients are participating in the IDA program. There have been 4 successful graduates. Three graduate families purchased homes and one is pursuing a nursing degree with her savings. One client has been terminated from the program for failing to meet the savings goal.

Objective 5-4: Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing.

Progress 2005: The contract between HASCO and Senior Services has been signed for 2005, and expended to cover Section 8 clients and senior/disabled Public Housing residents as well.

Progress 2006: The 2006 contract for this service was again provided to senior residents. This service will be provided to the recently acquired Sound View and Olympic View senior apartments in 2007.

Progress 2007: The Olympic View and Sound View Apartments were added to the contract with Senior Services and the 2008 contract with Senior Services will be voted on by the HASCO BOC at the next board meeting.

Objective 5-5: Apply to HUD for the Moving to Work designation. (Added 2007)

Progress 2006: If HUD makes the opportunity available, HASCO will explore the possibility of applying for the designation.

Progress 2007: If legislation passes allowing 60 more PHA's to receive the Moving to Work designation, HASCO will review the opportunity and determine whether or not to apply.

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

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

PHA Goal 6: Ensure equal opportunity and affirmatively further fair housing.

Objective 6-1: Maintain the structural integrity and appearance of our properties and include as many handicapped accessibility improvements as feasible in the 5-year capital improvements plan based on the handicapped physical needs assessment and transition plan prepared for HASCO properties.

Progress 2005: Emphasis for the next 5 years will include range hood controls, U-handles on cabinets, raised profiled toilets, and repairs to existing roll in showers in the 18 Public housing ADA units. Some Public Housing units will have new roll in showers installed. For Rural development senior properties, lever style faucets, raised profile toilets, entry door ramps, auto doors in common areas, and more roll in showers will be provided. Some upgrades will be deferred until 2009 to resolve present liability issues such as fall protection and fire draft stops. A future capital replacement reserve will be established and earmarked for roof replacements.

Progress 2006: HASCO conducted a physical needs assessment on 210 Public Housing units, including scattered sites, which provided an accurate projection of the overall needs of the properties. Public Housing improvements are programmed through a 1 and 5 year action plan. During the 5 year plan \$308,634 has been requested from HUD for each year to include agency-wide cost and property improvements. In 2011 five Public Housing property roofs will need replacement. In order to meet this demand we have earmarked \$206,000 over the next five years to be drawn down into an interest bearing trust account which is allowed under the HUD 1490 replacement reserve guidelines.

Progress 2007: As of 2008, HUD has discontinued the 1490 replacement reserve guidelines and housing authorities are no longer able to allocate dollars to this program. To date, we have a reserve of \$178,000 for future roof replacements. HASCO continues to make necessary improvements and plan for the future to ensure that funds are available to maintain our buildings as they age. In 2008, HASCO will conduct energy audits on all public housing units. A physical needs inspection will be conducted in conjunction with the energy audit.

Objective 6-2: Implement the Violence Against Women Act policy, to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. (Added 2007)

Progress 2006: In accordance with the Violence Against Women Act of 2005, HASCO began to formulate a VAWA policy and implementation plan.

Progress 2007: In 2007, HASCO's Board of Commissioners passed a resolution to revise the Section 8 Administrative Plan to add HASCO's VAWA policy. HASCO created a notice about VAWA that was printed in the HASCO Section 8 Times. The notice was also immediately sent to any Section 8 clients that were in imminent danger of being evicted or if their assistance was being terminated due to domestic violence. All landlords received the notice at the beginning of the year and Section 8 clients received it with their annual review paperwork. All Section 8 clients will have received the notice by 2008. All new Section 8 clients receive the notice in their briefing packet. More extensive information on landlord/tenant issues for survivors of domestic violence, sexual assault and/or stalking is

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

available to landlords and tenants upon request. All residents of public housing also received a notice regarding their rights under VAWA and all new tenants receive this notice upon move in.

Objective 6-3: Implement a Limited English Proficiency (LEP) Program to enable HASCO to assist clients regardless of their primary language.

Progress 2006: Every HASCO employee received LEP training, which included information sheets about guidelines for working with an interpreter, a language line quick reference guide and language identification card. HASCO has a language line cordless phone with two handsets: one for the HASCO staff person and one for the client. The language identification card for clients has 96 languages.

Progress 2007: HASCO tracked the use of language services in 2006 and identified the most commonly used languages besides English: Russian, Ukrainian, Vietnamese, Spanish and Arabic. The emergency elevator instructions and a document that informs the client about interpreter services included in all application packets were translated into these languages. HASCO continued to track the use of language services in 2007 and will continue to translate important HASCO documents into other languages as appropriate. New HASCO staff continue to receive LEP training and our clients continue to access language services.

Objective 6-4: Establish a formal process to review reasonable accommodation requests made by our clients. (Added 2008)

Progress 2007: A committee was established to review requests and conducted their first meeting. The committee will continue to meet in 2008 to establish a formal process for reviewing requests.

Other PHA Goals and Objectives.

PHA Goal 7: Support local housing policy efforts and initiatives and assist in their analysis and implementation.

Objective 7-1: Continue to support the Housing Consortium as they become the housing umbrella organization in Snohomish County.

Progress 2005: HASCO continues financial support to the Consortium and is a member of the executive committee.

Progress 2006: HASCO is still a member of the Consortium and serves on the executive committee.

Progress 2007: HASCO is still a member of the Consortium and serves on the executive committee.

Objective 7-2: Support the Office of Housing, Homelessness and Community Development as they implement housing policies set by the County Executive and County Council.

Progress 2005: HASCO will support and help develop the proposed Housing Production Plan for Snohomish County which will be lead by the Office of Housing and Community Development and adopted by the Consortium.

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

Progress 2006: HASCO continues support and participation in the Housing Consortium and has been involved in reviewing drafts of the affordable housing production plan, a draft of which was produced by Snohomish County in 2006.

Progress 2007: HASCO provided feedback to Snohomish County on the draft affordable housing production plan as well as conducted a capacity analysis of the production in the County over the last 5 years. Snohomish County will also fund a local housing voucher program, which HASCO will administer for the County. It is a priority of Snohomish County to set up a project in the County for Veterans and a project in the County for Project Self Sufficiency participants. HASCO continues to participate in these partnerships and will pursue the acquisition of two buildings to serve these special populations.

Objective 7-3: Assist the community in implementing the 10 Year Plan to End Homelessness. (Added 2006)

Progress 2006: HASCO continues to attend all Homeless Policy Task Force meetings and has 2 staff members that serve on the Point in Time Count Subcommittee.

Progress 2007: HASCO continues to attend all Homeless Policy Task Force meetings and has 2 staff members that serve on workgroups. Snohomish County will also fund a local housing voucher program, which HASCO will administer for the County. Additionally, HASCO is currently constructing 19 units of transitional housing for homeless households in Monroe and Mountlake Terrace with the YWCA providing supportive services. Finally, HASCO continues to participate in the point in time count of homeless persons every year.

Objective 7-4: Through HASCO's Single Family Rehab Loan Program, work with Snohomish County Weatherization and the Senior Services of Snohomish County Minor Home Repair Program to serve low-income Snohomish County residents. (Added 2008)

Progress 2007: The organizations established a partnership with an "Innovations Grant" to replace all of the high-polluting wood stoves of low-income residents living in Darrington. This partnership enables SFRLP and MHR to work with residents to meet other rehab needs in addition to replacing wood stoves with more energy efficient ones. The partnership plans to target other communities in the County in the future.

PHA Goal 8: Preserve affordable housing in Snohomish County (Added 2008)

Objective 8-1: Seek to acquire existing multifamily rental apartment buildings including buildings with building-based Section 8 HAP contracts.

Progress 2006: HASCO acquired the 45-unit Olympic View and the 43-unit Sound View apartment buildings in Edmonds, which have Building-Based Section 8 HAP Contracts and serve seniors over the age of 62.

Progress 2007: HASCO has a letter of intent to purchase a 32-unit Falls Crossing multifamily apartment complex in Granite Falls. The sale will close in 2008.

Objective 8-2: Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government. (Added 2006)

Progress 2006: HASCO has a purchase and sales agreement to buy 2 manufactured home parks (93 mobile home pads) and continues to work with Carriage Club Mobile Home Park in Lynnwood on a possible acquisition.

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

Progress 2007: Purchased the 46-unit Squire and the 47-unit Kingsbury East Mobile Home Parks. HASCO was also approached by the residents of the Mariner Village Mobile Home Park for assistance and HASCO is working in partnership with HomeSight to provide deferred purchase assistance loans to low-income buyers so they can purchase their lot. HASCO continues to stay in communication with the owner of Carriage Club Mobile Home Park on a possible acquisition.

PHA Goal 9: Work with financial institutions to bring in private financing as a funding source for affordable housing. (Added 2008)

Objective 9-1: Obtain interim and permanent financing from financial institutions to fund acquisition and rehabilitation of housing.

Progress 2006: Obtained interim line of credit from Bank of America for the acquisition of the Olympic View and Sound View building-based Section 8 elderly buildings in Edmonds, WA.

Progress 2007: Issued permanent tax-exempt bonds through Bank of America for the acquisition of the Squire and Kingsbury East Mobile Home Parks and the permanent financing of the Olympic View and Sound View Apartments. HASCO obtained a Bank of America line of credit to bridge the tax credit equity on the Olympic View and Sound View Apartments.

Objective 9-2: Work with financial institutions to provide conventional mortgage financing to low-income first time homebuyers.

Progress 2007: Worked in partnership with BECU and HomeSight to provide homebuyers at the Squire and Kingsbury East with comprehensive in-take assessments, conventional mortgage financing and deferred second mortgages. This builds on the previous agreement with BECU, in which BECU provided conventional mortgage financing to the homeowners at HASCO's Thomas Place Manufactured Housing Community.

10. Violence Against Women Act

On January 5, 2006, President Bush signed the Violence Against Women Act (VAWA) into law as Public Law 109-162. VAWA gives victims of domestic violence, dating violence, sexual assault and talking new protections for obtaining and maintaining housing and housing assistance. The law is meant to protect victims from the consequences of domestic violence.

Integration into 5-Year Plan Mission and Goals

In order to support and assist victims of domestic violence and integrate VAWA into HASCO's Annual Plan, HASCO has added Objective 6.2 under PHA Goal 6: Ensure equal opportunity and affirmatively further fair housing. Objective 6.2 reads, "Implement the Violence Against Women Act policy, to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them."

Progress towards implementing VAWA

In accordance with the Violence Against Women Act of 2005, HASCO began to formulate a VAWA policy and implementation plan in 2006. In 2007, HASCO's Board of Commissioners passed a resolution to revise the Section 8 Administrative Plan to add HASCO's VAWA policy. HASCO created a notice about VAWA that was printed in the HASCO Section 8 Times. The notice was also immediately sent to any Section 8 clients that were in imminent danger of being evicted or if their assistance was being terminated due to domestic violence. All landlords received the notice at the beginning of the year and Section 8 clients received it with their annual review paperwork. All Section 8 clients will have received the notice by 2008. All new Section 8 clients receive the notice in their briefing packet. More extensive information on landlord/tenant issues for survivors of domestic violence, sexual assault and/or stalking is available to landlords and tenants upon request. All residents of public housing also received a notice regarding their rights under VAWA and all new tenants receive this notice upon move in. HASCO is committed to ensuring that no resident or Section 8 recipient loses their housing or voucher due to domestic violence issues.

11. Definition of Significant Amendment or Modification

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

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

Housing Authority of Snohomish County Agency Plan Executive Summary

The need for additional Section 8, Public Housing and other forms of assisted housing in Snohomish County is evidenced by the number of families needing assistance as well as those currently on the waiting list. There are 53,000 households in Snohomish County, 24% of the County population, that are housing cost burdened, meaning they pay more than 30% of their income for housing and/or live in substandard housing. There are 20,712 households in Snohomish County that make less than 30% AMI and 23,243 households that make between 31% and 50% AMI.

In addition, as of January 2008, there are over 4,800 households waiting for Section 8 or Public Housing. Most of these households are families with children, under 30% of the median income, and needing 1, 2 or 3 bedroom units. HASCO established a goal of 100 additional Section 8 vouchers during the next 5 years and an equal number of affordable housing units to help meet the need. HASCO has been able to increase our goal for additional units up to 350 based on our success over the past few years in taking advantage of opportunities to preserve affordable housing through acquisition and rehabilitation.

Section 8 and Project Based Vouchers

HASCO's goal will be to manage the voucher program as effectively as possible during a period of diminishing federal resources and continue to serve the 2,963 vouchers each year without reduction in program size. Toward that end, HASCO will carefully review the Section 8 payment standard each year with emphasis on conserving housing assistance payment funds. Occupancy standards are periodically under review, but have remained unchanged over the past year.

HASCO will rely on the Section 8 program to house most households with incomes below 30% of median income and shall continue to exceed the federal mandate of 75% of households below that threshold. The wait list will continue to be first come first served. If the supply of vouchers permits, HASCO will continue to set-aside vouchers that assist those with a disadvantage in accessing housing, such as the disabled, or programs aimed at upward mobility, such as Project Self-Sufficiency and the Sound Families Initiative. Another goal is to look at applying for new HUD and VA funding for Veterans, the Mainstream program and the Family Unification Program. Locally, HASCO hopes to implement a rental assistance program for the homeless population in Snohomish County utilizing funds provided from the Snohomish County Office of Housing Homelessness and Community Development.

HASCO will also prepare to implement the Section 8 Voucher Reform Act (SEVRA) in case it passes. As part of this act the Housing Innovation Program (renamed from "Moving to Work") would be expanded to allow a limited number of housing authorities the opportunity to experiment with work incentive and rent policies. HASCO plans on applying for this designation if it is made available.

Public Housing

HASCO will continue to carefully screen Public Housing applicants to assure that our residential communities remain a good and safe place to live. Although deconcentration and income mixing is not currently a problem, preference will be given when necessary to higher income families to assure a presence of working households in all family developments. Work is encouraged through

the setting of flat rents as an incentive to retain working families. HASCO is exempt from HUD's rule on deconcentration because all of our Public Housing developments are under 100 units.

HASCO performed the physical needs assessment of all of HASCO's Public Housing units in 2006. This provided HASCO with an accurate projection of the overall needs of these properties. Public Housing improvements are programmed through a 1 and 5 year action plan. During the 5 year plan, \$308,634, is expected from HUD each year to include HASCO-wide cost and property improvements. In 2011, five of our public housing property roofs will need replacement. In order to meet this demand, HASCO had earmarked \$206,000 over the next five years to be drawn down into an interest bearing trust account which was allowed under the HUD 1490 replacement reserve guidelines. As of 2008, HUD discontinued the 1490 replacement reserve guidelines and housing authorities are no longer able to allocate dollars to this program. To date, HASCO has a reserve of \$178,000 for future roof replacements. Emphasis in 2005 through 2009 is interior upgrades including replacement of carpet and vinyl, appliances, sinks and faucets, hot water tanks, roll in-showers, heating systems and light fixtures. Some interior upgrades could be postponed to allow us to address some liability issues that may come up. In addition, it will be necessary to create a plan for how to fund future capital replacements such as roofs.

HASCO has reviewed all 12 Public Housing developments for the potential of vouchering them out and renting the units to low-income households. The initial assessment reveals that all developments could be vouchered out and rented to families with incomes below 50% of the median and in some cases below 30% of the median income. HASCO's public housing stock is relatively new and in excellent condition, and will compete well with other rental properties in the community. A formal demonstration project proposal was submitted to HUD in January, 2004 requesting that the Public Housing stock be allowed to voucher out. A combination of vouchers and private market rents would provide adequate income for effective maintenance and operation. HUD has not responded to this request. HASCO has put the goal of vouchering out Public Housing on hold at this time.

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

Shelter Plus Care

HASCO is the grantee for the Shelter Plus Care program administered by the YWCA. 298 families receive help for their disability/homeless situation through the consortium of agencies participating in this program. If HUD funding is available, a goal is set to expand the program by a project per year (of up to 20 units) for a total of 100 additional units over the 5 year period. To date, no additional funding has been made available for Shelter Plus Care, and this goal will likely be reduced over the 5 year period.

Affordable Housing Development

The goal for additional affordable housing was increased to 350 units over five years even as sales prices of apartments and mobile home parks continued to increase. This was possible through the increased use of public resources. Over the past year, HASCO completed the purchase of the 93 unit Squire and Kingsbury East Mobile Home Parks in Lynnwood as well as entered into a tax

credit partnership to fund rehabilitation at the 88 unit Olympic View and Sound View Apartments in Edmonds. HASCO is also currently under purchase and sale to purchase the 32 unit Falls Crossing apartment complex in Granite Falls.

Homeownership

HASCO has implemented the homeownership option available under the Housing Choice Voucher program, and welcomed the first homeowner in 2002. Up to 20 participants will be enrolled in homeownership per year, with a goal of at least 1 voucher supported household successfully purchasing a home annually and 5 Section 8 households purchasing without assistance. Other lower income households in the community will continue to have the option to become first time homebuyers through HomeSight's SnoHome loan program. HASCO completed the transfer of the program to HomeSight in 2006.

HASCO also promotes homeownership through the Single-Family Rehabilitation Loan program to help families maintain their homes. These low -income homeowners could in many instances lose their homes due to poor condition and inability to finance improvements. This program has helped more than 600 families since 1980. A goal has been established to assist 40 homeowners to rehabilitate their homes per year over the next five year period.

Local Housing Policy

HASCO continues to participate on the Snohomish County Homeless Policy Task Force to implement the 10 Year Plan to End Homelessness. HASCO is working with Snohomish County to implement a local voucher program for homeless households this year.

HASCO also continues to participate on the Housing Consortium of Everett and Snohomish County, a coalition of non-profit and public housing providers. The Consortium is working with Building Changes to build on the Affordable Housing Production Plan drafted by Snohomish County by developing a County-wide Housing Action Plan. The Snohomish County Consolidated Plan is also coordinated through the Consortium.

Self Sufficiency

The required number of Family Self- Sufficiency participants continues to decline, currently at 17 households. While HASCO has found this program to be very beneficial for residents, HUD financial constraints make expansion of the program infeasible. HASCO will continue to serve the required number of families until all of them have finished the program. As an alternative, HASCO is participating in the Snohomish County Individual Development Account (IDA) collaborative. Currently 6 residents are enrolled in this program with HASCO providing case management. IDA account holders are matched \$3 for every \$1 saved. Successful participants can use the proceeds of the IDA account to start a business, pursue a college education, or purchase a home. Additional IDA funds have been secured through United Way, and HASCO will assist clients to access new IDA slots.

**HOUSING AUTHORITY OF SNOHOMISH COUNTY
RESOLUTION NO. 1714
ADOPTING THE ONE YEAR PUBLIC HOUSING AGENCY PLAN UPDATE**

WHEREAS, the Department of Housing and Urban Development (HUD) requires the adoption of a 5 year and 1 year Public Housing Agency Plan by HASCO; and

WHEREAS, staff has worked with a committee composed of residents and community-based organizations to update the Plan; and

WHEREAS, the one year Plan update has been prepared in accordance with HUD instructions, the required 45 day comment period has expired, and the required Public Hearing has been held; and

WHEREAS, the Board of Commissioners has considered all public comments and testimony prior to adopting the Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

The Board hereby adopts the Plan and directs staff to submit the Plan to the Department of Housing and Urban Development by the required due date.

Dated this 18th day of March 2008

Commissioner Erickson moved the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Lewis, and upon roll call the "Ayes" and "Nays" were as follows:

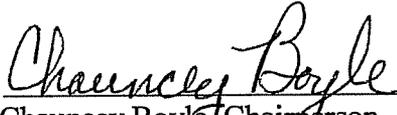
AYES

Commissioner Boyle
Commissioner Erickson
Commissioner Goulet

NAYS

Commissioner Lewis
Commissioner Wagner
Commissioner Wright

The Chairperson thereupon declared said motion carried and said Resolution adopted.



Chauncey Boyle, Chairperson

SEAL

ATTEST:



Secretary